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**THE BLOCKLEY RETREAT FARM:
AN ANALYSIS OF AND
RECOMMENDATIONS FOR ITS REVITALIZATION**

Dana S. Cloud

A THESIS

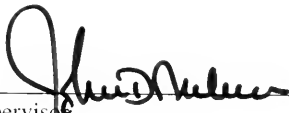
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Presented to the Faculties of the University of Pennsylvania in
Partial Fulfillment of the Requirements for the Degree of

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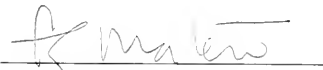
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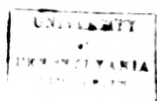
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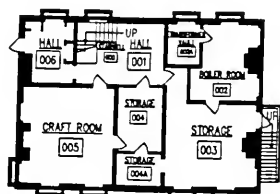
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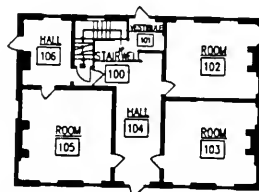
"-And after having visited a number of Farms...their attention was directed to that of Matthew Arrison [formerly Paul Busti's Blockley Retreat Farm]; containing about one hundred & one acres of Land, situated on the Western side of the Schuylkill in Blockley township lying between the Westchester and Haverford Roads, and within two miles of the permanent Bridge; which after careful inquiry they found to sustain a character almost unexampled for healthfulness, and to combine more than any other, the requisites for the establishment in view."

————— *The Building Committee for the Pennsylvania Hospital for the Insane, 1836*

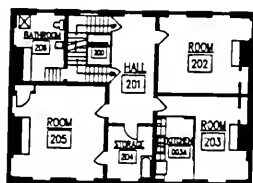
ORIENTATION AND ROOM NUMBERS



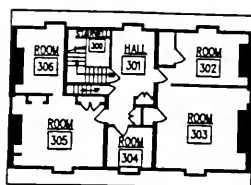
BASEMENT FLOOR PLAN
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FIRST FLOOR PLAN
SCALE: $1/32" = 1'-0"$



SECOND FLOOR PLAN
SCALE: $1/32" = 1'-0"$



ATTIC FLOOR PLAN
SCALE: $1/16" = 1'-0"$



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INTRODUCTION

The mansion house of the Blockley Retreat Farm stands today as evidence of Philadelphia's country estate and gentleman farming culture of the late eighteenth and early nineteenth centuries. It is among the elite few historical structures that were part of a culture of wealth, success, progress and national pride that have since overcome and resisted nineteenth and twentieth century urban development. Located at 44th Street and Haverford Avenue, the mansion house stands in the shadow of the Philadelphia Housing Authority low-income high rises in an area of Philadelphia that currently experiences economic hardship and crime, twentieth century urban ills typical of America's historically industrial cities. Despite these challenges, the mansion house has prevailed as one of Philadelphia's invaluable artifacts that demands new recognition, respect and most importantly, revitalization.

Over the past two hundred years, the mansion house has evolved through three distinct and significant American landscapes: a gentleman's experimental farming estate, a medical institution's haven for disturbed patients and finally, a refuge for inner city children from the streets of drugs and crime. One of the first owners of the mansion house, Paul Busti, named his gentleman farming estate, the "Blockley Retreat Farm," never realizing the significance this name would impart on subsequent occupants.

Busti's dream for the Blockley Retreat Farm never fully materialized. It was an unprofitable venture in which he experienced economic difficulties and frustrations with

CHAPTER ONE: LIFE WEST OF THE SCHUYLKILL AT THE TURN OF THE NINETEENTH CENTURY

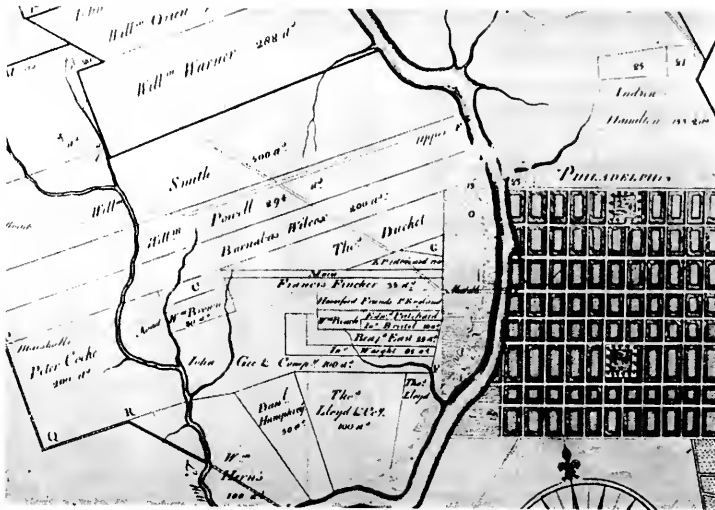


Figure 1 Philadelphia in 1774
Photograph of Reed Map, Philadelphia, 1774
Philadelphia Free Library Map Room, Philadelphia, PA

Prior to the construction of the mansion house at the end of the nineteenth century, the area west of the Schuylkill had been established as an ideal location for country estates for nearly one hundred years. The Blockley Retreat Farm takes its name from William Warner's estate, one of the original country estates west of the Schuylkill. In 1677, Warner built his mansion house, Willow Grove, at what is currently 46th Street and Lancaster Avenue and named the area surrounding it, "Blockley," after his parish in Worcestershire, England. Willow Grove was situated on the northern part of fifteen

hundred acres Warner purchased from an Indian tribe in 1671. The land, currently the north and central section of West Philadelphia, rose from the Schuylkill to the north central portion of Warner's property. To the south were low meadowlands and swamplands, and further west were rivers, ponds and fertile farming ground.¹

Although Warner's fifteen hundred acres had been subdivided by the turn of the nineteenth century, the general area remained known as Blockley township. Surrounding Blockley were other communities such as Kingsessing township south of Blockley, Fairmount Park, and the Wynnefield section north of Blockley. These communities were woven together with country estates which dotted the hills and valleys west of the Schuylkill.²

One of the most noteworthy of these country estates was the Woodlands (Woodlands Cemetery). The mansion house was originally built in 1742 on the three hundred-acre estate which William Hamilton, who enlarged and remodeled the house between 1787 and 1790, inherited from his grandfather, Andrew Hamilton. Just as remarkable, was the mansion house of John Bartram, built between 1730 and 1731 near Darby Avenue (Woodlands Avenue) on six acres facing the Schuylkill.³ Located north of Blockley in Fairmount Park was Belmont Mansion, built in the mid-eighteenth

¹ Leon S. Rosenthal, *A History of Philadelphia's University City*, Philadelphia, Pennsylvania: The University of Pennsylvania Press for the West Philadelphia Corporation, 1963: 5-6. Information also verified by George Thomas, Professor in the Historic Preservation Department, GSFA, University of Pennsylvania, Philadelphia.

² Richard Webster, *Philadelphia Preserved: Catalog of the Historic American Buildings Survey*, Philadelphia: Temple University Press, 1976: 193, 223.

³ *Ibid.*, 194-195.

century by the Peters family.⁴ The Wynnestay estate, also located north of Blockly in the Wynnefield section, was built in 1689 by Dr. Thomas Wynne on what is currently 52nd Street and Woodbine Avenue.⁵

As Richard Webster states in *Philadelphia Preserved*, "Blockley's rural isolation was broken by the completion of the Lancaster Turnpike in the 1790's and the opening of Market Street Permanent Bridge on New Year's Day, 1805." As a result, Philadelphians continued to build their country retreats on the high grounds west of the Schuylkill.⁶ One such Philadelphian was Matthew McConnell, a Philadelphia merchant who in 1794, purchased the land upon which the Blockley Retreat Farm now stands.

Original Ownership and Construction of the Mansion House

Although many sources cite Paul Busti as the original owner and builder of the mansion house, deed research proves otherwise. According to city deeds, Matthew McConnell purchased the land in Blockley from Thomas Harrison on February 11, 1794 (See Appendix A for Chain of Title). A deed, dated 1806, between the State of Pennsylvania and Paul Busti recalls this transaction:

...altogether One hundred and twelve acres and twenty five perches of Land, being the same Premises which Thomas Harrison of the City of Philadelphia Taylor and Sarah his wife by Indenture dated the Eleventh day of the Second month, called February, in the year of our Lord one thousand seven hundred and ninety four, granted unto the said Matthew McConnell in fee Together with the appurtenances.

⁴ Ibid, 227.

⁵ Ibid, 219.

⁶ Ibid, 195.

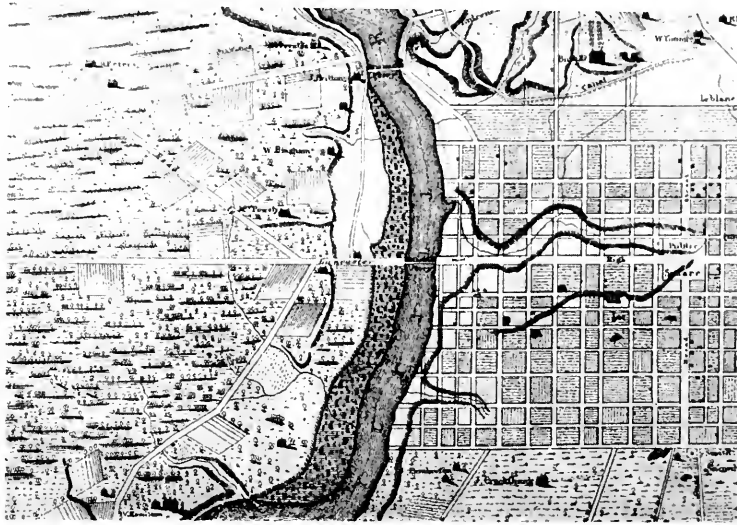


Figure 2 Philadelphia in 1796
Photograph of P.C. Varle' Map, Philadelphia, 1796
Philadelphia Free Library Map Room, Philadelphia, PA

According to this citation, there was no "message" on the property when Matthew McConnell purchased it from Thomas Harrison in 1794.⁷ However, in an indenture made January 15, 1796 between Matthew McConnell and the Insurance Company of the State of Pennsylvania, McConnell mortgages a "message" and six contiguous tracts of land:

This Indenture made the fifteenth day of January in the Year of Our Lord One Thousand Seven hundred and Ninety six Between Matthew McConnell of the City of Philadelphia Merchant of the One part and the Insurance Company of the State of Pennsylvania of the other part Whereas the said Matthew McConnell in and by a Certain Bond or Obligation under his hand and seal duly

executed bearing even date here with Standeth Bound unto the Insurance Company of the State of Pennsylvania in the [Penat?] sum of sixteen thousand Dollars Lawful Money of the United States

⁷ Philadelphia, PA: City Archives, Sheriff's Sale Deed Book E, pages 127-130 and Deed Book EF, No. 28, pages 629-632, June 26, 1806.

of America...

...Hath Granted bargained and sell Release and Confirm unto the Insurance Company of the State of Pennsylvania and to their Successors and assigns A Certain Messuage or Tenement and Six Contiguous Tracts or pieces of land and Meadow Ground situate lying and being in the Township of Blockley in the County of Philadelphia.⁸

Therefore, Matthew McConnell purchased the property in Blockley on February 11, 1794, and built the mansion house between the purchase date and January 15, 1796.

Exterior and Interior Description of the Mansion House

For the purposes of describing the mansion house as it was built by Matthew McConnell, two highly detailed fire insurance surveys and a c.1820 watercolor are used (See Appendix B for Fire Insurance Surveys). Paul Busti requested the first fire insurance survey, dated March 15, 1806, after he had become the highest bidder at a public auction held for the Insurance Company of the State of Pennsylvania on March 8, 1806 (deed of purchase dated June 26, 1806). The Pennsylvania Hospital requested the second fire insurance survey, dated December 20, 1835, before they purchased the property in 1836. These fire insurance surveys give thorough accounts of the exterior and interior architectural features of the mansion house, while the c.1820 watercolor portrays an artist's account of the north and south exterior facades.

⁸ Philadelphia, PA: City Archives, Mortgage Books Collection, Mortgage Book X, No. 20, pages 407-411, January 15, 1796. This is as far back as the Chain of Title could be traced by the Author. There are no further deeds found under the name of Thomas Harrison.



Figure 3 Blockley Retreat Farm in 1820, North Façade
Photograph of Unidentified Watercolor, Bc61, Z99 a & b, c.1820
Historical Society of Pennsylvania, Philadelphia, PA



Figure 4 Blockley Retreat Farm in 1820, South Façade
Photograph of Unidentified Watercolor, Bc61, Z99 a & b, c.1820
Historical Society of Pennsylvania, Philadelphia, PA

According to the 1806 fire insurance survey, the mansion house measured fifty-three feet wide by thirty-six feet deep.⁹ The two and a half story brick structure was capped with a gambrel, or "broken pitch" roof, which had cedar shingles painted red and copper gutters and down spouts. Piercing the roof were four symmetrically placed chimneys and six pedimented fanlit dormer windows with wood sash with six over six, nine by eleven inch lights. Along the eaves and across the gambrel walls ran a denticulated cornice. At the base of the house, the projecting brick foundation wall articulated the raised basement and its windows "with sash in them all around."¹⁰

The first and second story windows had double hung wood sash with twelve over twelve, nine by eleven inch lights. Paneled shutters painted white protected the first story windows. Venetian shutters painted green filtered the light through the second story windows, the north entry door, and the south second floor door to the portico roof.¹¹

The *north elevation* was the formal or front elevation and was characterized by its marble stringcourse slightly projecting from its location between the first and second

⁹ Philadelphia, PA: Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka Busti Mansion or Blockley Retreat Farm)," Fire Insurance Survey, March 15, 1806.

¹⁰ Philadelphia, PA: Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka Busti Mansion or Blockley Retreat Farm)," Fire Insurance Survey, December 30, 1835 and Philadelphia, PA: Historical Society of Pennsylvania, Bc61, Z99 a & b. Unidentified Watercolor, c.1820. This survey describes the "plain railing on the top each side of the flat and plain posts." It is not known if this railing is an original element. The railing is not mentioned in the 1806 fire insurance survey and is not shown in the c. 1820 watercolor. Since the railing is such a striking feature, it seems that it would have been shown in the c.1820 watercolor if original to the house.

¹¹ Ibid. The single worked paneled shutters painted white are not shown in the c.1820 watercolor, however, they are shown in the Kirkbride family photographs. The existing shutters also fit this description. Since paneled shutters were used for practical purposes, the shutters described in the 1835 fire insurance survey were presumably original to the house.

stories. Wood plank steps rose to a modest portico with a pedimented pitched roof supported by two turned wooden columns. The portico protected the plank paneled front entrance door and its paneled jambs, stone sill, wood platform and four light transom window. There were four windows at the first floor level and five at the second floor level each accentuated with a keystone and flat arch.

The *east elevation* was the most understated of the mansion house. Visitors entering the property from Haverford Road did not view this elevation, therefore, the expensive marble stringcourse, keystones and flat arches did not extend to this side. There were four windows at the first story level and two at the second story level.

Although the *south elevation* was considered the back of the house, it was the most celebrated. At the first floor, spanning the full length of the house, was a raised colonnaded portico (or piazza) with six turned wooden columns supporting an eleven feet high flat roof. Plank steps rose to a yellow pine platform outlined by a wooden balustrade with turned balusters. The flat roof was clad with cedar shingles lined with planed boards and accentuated by a denticulated cornice wrapping its perimeter. There were four windows at the first story level and four at the second story level. Since the portico somewhat concealed the length of the first floor, it was not necessary to place expensive keystones and flat arches over the first floor windows; however, these elements were placed over the second floor windows. Projecting from its location between the first and second stories was a brick stringcourse which perhaps acted as flashing for the portico roof.

The *west elevation* was also viewed from Haverford Road and was treated with the same amount of attention as the north elevation. The marble stringcourse, slightly projecting from its location between the first and second stories abutted the marble stringcourse on the north elevation. There were three windows both on the first and second floor levels and a window in the garret level with a double hung wooden sash with eight over eight, nine by eleven inch lights. Each window was embellished with a keystone and flat arch.

According to the 1835 fire insurance survey the house had "stone partition walls to [Garrett] floor." Although there is evidence of stone on the interior perimeter walls of the basement level, it is highly unlikely that the stone extended to the garret level. It most likely stopped at the foundation level. The exterior perimeter walls are presumably constructed of twelve inch thick, triple withe, brick.

The interior partition walls located at each side of the main hall were constructed of load bearing brick (approximately eight inches thick) extending to the garret level. The balance of the interior walls, including those in the basement and garret levels, were constructed with wood studs and finished with lath and plaster. The ceilings were also finished with lath and plaster and the floors were finished with yellow heart pine boards.

The kitchen (room 005) was situated in the west end of the *basement level*. It had one window with a double hung wooden sash and eight over eight, nine by eleven inch lights, a fireplace with mantle shelf and a door with panels. Adjoining the kitchen were a pantry with side closets and an eating room. Each finished room had doors with

plain jamb casings, plain moldings and washboards. A three feet wide stair treads and risers constructed of yellow heart pine boards rose to the first floor (See Page ii for Orientation and Room Numbers).

Both north and south entrance doors opened into the main center hall on the *first floor*. The first floor hall measured ten feet wide by twelve feet high and had a cornice, wainscoting and surbase around its perimeter. The doors from the center hall into the three main rooms were paneled with paneled jambs and surrounded with three plane architraves. Each of the three main rooms displayed "neat" wood mantles, coal grates, surbases, moldings, washboards, recessed and paneled windows, recessed closets and a wood cornice around the perimeter of the ceiling. The rooms on the east side (rooms 102 & 103) had elliptical ceiling medallions.

A *formal open staircase* led from the main center hall on the first floor to the garret level. It had an "open newel" at every three feet ten inches where the direction of the staircase turned at a square landing. The treads, with return nosings, and risers were constructed of heart pine boards. Turned balusters, paneled skirting and mahogany handrails and half rails wrapped the perimeter of the staircase.

The center hall of the *second floor* measured ten feet wide and twelve feet high. A window was situated at the north end of the hall and a door to the portico roof was located at the south end. The doors from the center hall into the three main rooms were paneled with paneled jambs and surrounded with double faced architraves. Each of the three main rooms displayed "neat" wood mantles, surbases, washboards, recessed and

paneled windows, side and recessed closets, interior clamped window shutters and wood cornices around the perimeter of the ceiling.

The *garret level* was tucked under the broken pitch roof and had an eleven feet high ceiling. This level was finished with stud partitions and lath and plaster walls, single panel doors, washboards and three plain wood mantels. Yellow heart pine treads and risers with four winders led to the roof hatch (Also See Appendices C & D for Paint and Molding Profiles Analysis).

The 1835 fire insurance survey also describes a rather impressive stable and barn:

The Stable and Barn is 57 feet 6 in. front by 35 feet deep. Brick floor throughout the first story and Brick partition walls, Stable at each end and carriage House in between, a door frame in each stable with Stone sill, square transom and 4 lights of glass and a window frame with venetian Blind and inside clamped Shutters front and back [2] large doors to carriage house lined ledge doors, 6 stalls, [racks] and [manger] in each Stable, a granary partitioned off back of the carriage house. [Binns] fitted up in it for grain and 2-12 light 8 by 10 windows in it back Story 10 feet high in the clear.

The Second Story has joist-framed into 2 poplar girders running lengthwise the whole extent of the building and resting on the partition walls, clean sap floors, story 8 ft. 6 in. high in the clear; a ladder from the Stables to the loft, 3 windows front and 3 back, 2 in the north end, [scantling?] frames and ledge shutters, 3 windows South end venetian blinds, and a circular window and fan sash each gable end

Double pitch Roof 14 feet rise, cedar shingles, Tin gutters and conductors, Battlement walls, moulded Brick eave front and plain back; common rafters no collar beams, 2 purlins the whole extent supported from partition walls; all the walls are thirteen inches thick except the partition walls which are nine inches thick¹²

¹² Ibid. All historic architectural terminology was verified with Cyril Harris' book, *Illustrated Dictionary of Historic Architecture*, New York: Dover Publication, Inc., 1977.

Matthew McConnell

Matthew McConnell was born in Chester County, Pennsylvania in 1748. He was an officer of the Revolutionary Army and throughout his military career obtained several high ranking positions including First Lieutenant of the First Continental Infantry and Captain of the Second Canadian Regiment. After McConnell broke his leg in the Battle of Brandywine, he was transferred to the Invalid Regiment where he served until 1783.

In 1784, McConnell established a drygoods store on the south side of High (Market) Street near Second Street conveniently located near his home on Second Street between High and Chestnut Streets. In 1789, he moved to No. 66 Chestnut Street where he remained as a merchant and stockbroker until 1794.¹³ In June 1794, the same year McConnell purchased "one hundred and twelve acres and twenty five perches of Land" from Thomas Harrison in Blockley township, he was appointed Director of the Bank of the United States.¹⁴ This new position, along with the considerable wealth he had obtained from his merchant and stockbrokerage business was perhaps the impetus for building a new mansion house in the country, a residence more fitting than his city address.¹⁵

McConnell most likely built the mansion house as a country house rather than a

¹³ Historical Society of Pennsylvania, *The Pennsylvania Magazine of History and Biography* Vol. 46, Philadelphia: Publication Fund of the Historical Society of Pennsylvania, 1922: 362 and Philadelphia, PA: Independence Hall National Historical Park Archives, the Philadelphia Directory, Matthew McConnell, 1789-1794

¹⁴ Philadelphia, PA: City Archives, Sheriff's Sale Deed Book E, pages 127-130 and Deed Book EF, No. 28, pages 629-632, June 26, 1806.

¹⁵ *The Pennsylvania Magazine of History and Biography* Vol. 46, 1922: 363.

farmhouse. In *Philadelphia Preserved*, Webster notes that the style of the mansion house is not characteristic of a typical farmhouse, stating "Although Busti called his estate a farm, the interior elements as well as the columned southern veranda (or piazza) and northern porch were those of a late-eighteenth-century country house rather than a farmhouse."¹⁶ If McConnell had built the mansion house as a farmhouse, he presumably would have been a member of the Philadelphia Society for Promoting Agriculture, a turn of the century organization for the development of agriculture. However, he was not a member, suggesting that he was merely a Philadelphia businessman using the estate as his country home.¹⁷

There is no recorded address for McConnell in the Philadelphia Directory between 1795 and 1799, indicating that he lived outside the city, perhaps in the mansion house.¹⁸ Assuming McConnell lived in the mansion house during this period, it is questionable how he fulfilled his position as Director of the Bank of the United States residing at such a lengthy distance from his place of work. Perhaps McConnell speculated that there would soon be a new permanent bridge over High Street which would take him to and from Philadelphia (in 1798, he was appointed as one of the Commissioners to build the bridge).¹⁹

¹⁶ Richard Webster, *Philadelphia Preserved; Catalog of the Historic American Buildings Survey*, Philadelphia: Temple University Press, 1976: 385, Note 20.

¹⁷ Philadelphia, PA: University of Pennsylvania Library, Department of Special Collections, *Register, Philadelphia Society of Promoting Agriculture Records, 1785-1982* (Ms.Coll.92): i-ii. The PSPA was the "who's who" in agriculture beginning March 1, 1785. Busti became a member in 1806.

¹⁸ Philadelphia, PA: Independence Hall National Historical Park Archives, The Philadelphia Directory, Matthew McConnell, 1795-1799.

¹⁹ *The Pennsylvania Magazine of History and Biography* Vol. 46, 1922: 363.

McConnell's tenure in the mansion house was short-lived. On January 15, 1796, he mortgaged his "Messuage or Tenement and Six Contiguous Tracts or pieces of land" to the Insurance Company of the State of Pennsylvania "for the payment of a Debt or principal Sum of Eight thousand Dollars with the Interest."²⁰ On March 28, 1799, the Insurance Company of the State of Pennsylvania granted over ten acres of McConnell's "Mill Creek Farm" to Thomas McEuen :

A certain Plantation and Tract of Land (10 acres and 139 perches) called "Mill Creek Farm" situate in Blockley Township in the County of Philadelphia Together with the Appurtenances Subject to a Certain Mortgage given by Matthew McConnell to the Insurance Company of Pennsylvania for the payment of a Debt or principal Sum of Eight thousand Dollars with the Interest²¹

In 1800, McConnell returned to Philadelphia, where he lived at 141 and 143 Chestnut Street as a broker.²² The same year, he was inducted as the first President of the Philadelphia Stock Exchange.²³ On June 26, 1806, McConnell's Blockley property was seized and sold at public auction to Paul Busti for \$14,500.²⁴

Although it appears that McConnell had misfortunate financial circumstances surrounding his Blockley estate, he continued to lead a seemingly successful existence. He later became the Justice of the Peace under both Governor Mifflin and Governor McKean and was an active member of the Pennsylvania Society of the Cincinnati. The

²⁰ Philadelphia, PA: City Archives, Mortgage Book X, No. 20, pages 407-411, January 15, 1796.

²¹ Philadelphia, PA: City Archives, Deed Book EF, No. 28, pages 632-634, February 22, 1808.

²² Philadelphia, PA: Independence Hall National Historical Park Archives, The Philadelphia Directory, Matthew McConnell, 1800.

²³ *The Pennsylvania Magazine of History and Biography* Vol. 46, 1922: 363.

²⁴ Philadelphia, PA: City Archives, Deed Book E, pages 127-130 and Deed Book EF, No. 28, pages 629-632, June 26, 1806.

Pennsylvania Magazine of History and Biography states that McConnell died on November 11, 1816 with military honors and of "considerable wealth."²⁵

Paul Busti and His "Blockley Retreat Farm"

Paul Busti was born on October 17, 1749 in Milan, Italy, where he was raised and well educated. At an early adult age, he left Italy to work for his uncle in Amsterdam, Holland where he established himself as a notable and profitable businessman. Busti and his wife, Elizabeth May, whom Busti married in Amsterdam, moved to Philadelphia in 1798 after he had been offered the position as General Agent of the Holland Land Company.²⁶ According to the Philadelphia Directory, they resided at the corner of Spruce and Fifth Streets.²⁷

The Holland Land Company was an organization of Dutch financiers who, according to *The Pennsylvania Magazine of History & Biography*, lent the colonies several million dollars for their efforts in the Revolutionary War. After the establishment of the Federal Government, the Dutch received in return approximately 3,600,000 acres of land in the northwest portion of Pennsylvania and western portion of New York.²⁸ An office for the General Agent was established in Philadelphia at 1119 Water Street. After General Agent Theophilus Cazenove returned to Europe in 1799 due

²⁵ *The Pennsylvania Magazine of History and Biography* Vol. 46, 1922: 363.

²⁶ Alfonso M. Ressa, *Paolo Busti: A Chapter of American History; 1798-1824*, Philadelphia: The National Historical Society of the Order Sons of Italy in America, 1957: 9.

²⁷ Philadelphia, PA: Independence Hall National Historical Park Archives, The Philadelphia Directory, Paul Busti, 1798.

²⁸ *The Pennsylvania Magazine of History and Biography* Vol. 7, 1883: 107.

to poor health, Paul Busti was offered his post.²⁹

As *The Pennsylvania Magazine of History & Biography* states: "With minds well cultivated, and of a good social position, they were welcomed as an addition to its society."³⁰ Busti soon created a respectful reputation for himself. Along with his chief surveyor, Joseph Ellicott, they quickly and efficiently laid out the lands in western Pennsylvania and New York, establishing small villages along the way including Buffalo, New York in 1802.³¹ The following is an example of the marketing techniques used by the Holland Land Company:

Thirty Agents are wanted to take charge of 10,000 acres each, and, as an inducement, each Agent shall receive 100 acres as a bounty, and five percent commission on the proceeds of all sales made.

Each Settler shall receive 50 acres, as a bounty, to be selected by himself, in a square form, out of any tract not before sold or settled. The additional land that the settler may wish to purchase will be calculated at two dollars per acre, payable in five, six, and seven years, free of interest for the two first.

The quantity of land here offered for sale, the goodness of the soil, advantage of Navigation, and length of credit, the settler cannot but rise with the population, and grow with the cultivation, of a new country.³²

²⁹ Ressa, 7-9.

³⁰ *The Pennsylvania Magazine of History and Biography* Vol. 7, 1883: 107.

³¹ Ressa, 8.

³² Philadelphia, PA: Historical Society of Pennsylvania, Northern, Interior and Western Counties, February, 1813: 253. Draft of land in McKean and Jefferson Counties by the Holland Land Company.



Figure 5 Paul Busti
Photograph of St. Memin Portrait of Paul Busti
Historical Society of Pennsylvania, Philadelphia, PA



Figure 6 Elizabeth May Busti
Photograph of St. Memin Portrait of Paul Busti
Historical Society of Pennsylvania, Philadelphia, PA

Purchase of the Estate by Busti

Once established as the successful Agent of the Holland Land Company, Busti sought new ways to further his social standing in Philadelphia's elite. One such way was to become a gentlemen farmer placing Busti among the likes of George Washington, Thomas Jefferson and John Bartram. To attain this prestigious recognition, Busti bought his "Blockley Retreat Farm" in 1806:

The twenty sixth day of June Anno Domini 1806 John Parker Esquire Sheriff of the City and County of Philadelphia acknowledged in open Court a Deed Poll, bearing date the twenty sixth day of June Anno Domini 1806 for conveying unto Paul Busti of the City of Philadelphia Esquire for the consideration of Fourteen thousand five hundred Dollars. All that certain Messuage or Tenement and six contiguous tracts or pieces of Land and Meadow ground, situate in the Township of Blockley in the County of Philadelphia...which said six tracts contain altogether One hundred and twelve acres and twenty five perches of Land, being the same Premises which Thomas Harrison of the City of Philadelphia Taylor and Sarah his wife by Indenture dated the Eleventh day of the Second month, called February, in the year of our Lord one thousand seven hundred and ninety four, granted unto the said Matthew McConnell in fee Together with the appurtenances. To have and to hold the same unto the said Paul Busti his heirs and assigns to his and their only proper use and behoof forever which Premises being late the Estate of Matthew McConnell were taken in execution and sold by the said Sheriff to the said Paul Busti he being the highest bidder for the same at a Public Auction or [Vendue?] thereof by virtue of a writ of [Levari] Facias tested at Philadelphia the Eighth day of March last at the Suit of The Insurance Company of the State of Pennsylvania.³³

In Paul Busti's farm journal, he states the "Retreat Farm" had been occupied by various tenant farmers for six years prior to his acquisition of the property in 1806. This suggests that McConnell resorted to leasing his country estate once he returned to Philadelphia in 1800. Busti gives the following account concerning the poor condition he found the house in when he purchased it in 1806:

"When I purchased the Retreat farm in 1806 at that time tenanted by a Quaker of the name of Roberts I could easily perceive the badness of the first [] of leasing out farms. The house was decayed the roof leaking the floor broken, the barn and stables in no better condition, the floor could not bear the [] the cellar full of water no stall [] [] in the cow or horse stable. The fields exhausted hardly could give a crop of grain or grass. They [] by [Garlick] and along the fences

³³ Philadelphia, PA: City Archives, Deed Book EF, No. 28, pages 632-634, February 22, 1808.

[Sassafras?] [] & briars made the best defense against the [irri-ation?] of Cattle as out of 20 [] hardly one was []. The meadows along the Creek were almost rendered useless, a great proportion of the ground was marshy or taken up by the meandering of the Creek that was [] on every [swelling?] [to?] enlarge its [encroachments]. The big Orchard on the Eastern side was converted into a []. The apple trees who perhaps had never been trimmed were in a bad condition. [Garlick] was the [] of grass. The little Orchard was in no better condition. The ground [so?] [bare?] and naked that it afforded no pasture. The small lot next to it presented nothing but a [] impassible [] for men and cattle. The [] was literally stagnated there Such was the dismal aspect that gave a farm tenanted since about [six?] years by different farmers on [Rent?]. The communications between the Eastern & Western hills were such that it was difficult for a horse & cart to go from one to the other.³⁴

Two years later, on February 22, 1808, Busti completed his holdings of the country estate. For six-hundred-dollars he bought the remaining ten acres and thirty-nine perches which had been granted to Thomas McEuen by the late High Sheriff, Jonathan Penrose, on March 28, 1799:

This Indenture Made the Twenty second Day of February in the Year of our Lord One thousand eight hundred and eight Between Thomas McEuen of the City of Philadelphia Esquire of the one part and Paul Busti of the City of Philadelphia Gentleman of the other part Whereas Jonathan Penrose late High Sheriff of and for the City and County of Philadelphia by Deed Poll dated the Twenty eighth Day of March one thousand seven hundred and ninety nine granted and conveyed unto the said Thomas McEuen in fee A certain Plantation and Tract of Land called "Mill Creek Farm" situate in Blockley Township in the County of Philadelphia Together with the Appurtenances Subject to a Certain Mortgage given by Matthew McConnell to the Insurance Company of Pennsylvania for the payment of a Debt or principal Sum of Eight thousand Dollars with the Interest...hereinafter described Lot of Ten acres and one hundred and Thirty nine perches³⁵

³⁴ Philadelphia, PA: Historical Society of Pennsylvania, Paul Busti, "Journal and Acts of Blockley Retreat Farm," Am.933, 1816-1823: 13a.

³⁵ Philadelphia, PA: City Archives, Deed Book EF, No. 28, pages 632-634, February 22, 1808.



Figure 7 Philadelphia in 1809
Photograph of John Hills Photostat, Philadelphia, 1809
Philadelphia Free Library Map Room, Philadelphia, PA

Although many sources cite the mansion house as Busti's permanent address, his farm journal and the Philadelphia Directory suggest that it was used as his second home and tenant house. While the High Street permanent bridge had been in place over the Schuylkill since 1805, managing the Holland Land Company from a permanent address across the river away from the office in town would have been difficult for Busti. Between the years of 1806 and 1809, Busti's Philadelphia address is listed in the Philadelphia Directory. In 1806, he resided at Twelfth Street below High Street (his address since 1801). In 1807, he resided at 218 Mulberry Street and from 1808 to 1809,

he resided at Twelfth Street near Chestnut.³⁶

The *Journal and Acts of Blockley Retreat Farm* was written by Busti between 1816 and 1823. It addressed the management of the farm and cites numerous families to whom he tenanted and leased shares of land. Busti's trial of leasing by the share began with Mr. Engelman who, along with his family and several hired hands, tended the farm between 1806 and March of 1807 (See Appendix E for Labor List):

I was thus naturally led to change this bad mode of farming and therefore determined to try the [] of leasing by the share. Engelman was the man upon which fell my selection. Acquainted with gardening assisted by two [] boys who could attend the farm having [] a good workman engaged in his family a Wife that could attend the market a girl[], a boy of sufficient age [] with a servant³⁷

Engelman [s] the whole of his family soon proved inadequate to the farming business. In [liue] of ploughing & working the fields to raise grain potatoes [etc?] the old man buried himself with Hyacinths & Tulips, the [children] spent part of their time in admiring Father's art, loitered about with Mammy, who returning twice a week with Cakes [&?] sweet meats from market, where she had sold for [five?] shillings of vegetables, was generally [] tipsy. Coffee was drunk twice in the morning, twice in the afternoon tea was served, the Cows the milkhouse were neglected. [] and warnings on my part did not mend things. Engelman desired to [resiliate] the engagement. I took him at his word and before the month of March 1807 [] [required?] this family went [of].

In March 1807, Busti replaced Engelman with Matthew Doyle, an "astout healthy robust labourer who lived in [Turner's?] house on a small tenement" and "offered himself to join his small stock to mine to manage my farm." After eight months with Doyle, Busti complains "I could not live with such a neighbor" and ended Doyle's lease on November 1, 1807.³⁸

Busti found leasing by the share difficult and therefore, began using hired hands

³⁶ Philadelphia, PA: Independence Hall National Historical Park Archives, The Philadelphia Directory, Paul Busti, 1801-1809.

³⁷ Busti, 13a.

³⁸ Ibid. 13b.

under his own direction in April 1808. He was again unsatisfied with the small amount of work he received for such high wages and decided he would engage overseers and their families to tend to the farm's daily management by the year:

It was my custom to engage an [overseer?] to my farm by the year. The difficulty of meeting with orderly families having obliged me to change [three?] times. I finally fixed upon [Guinette?] a frenchman of steady habits and sober conduct who had married Harriot [] my Cook.³⁹

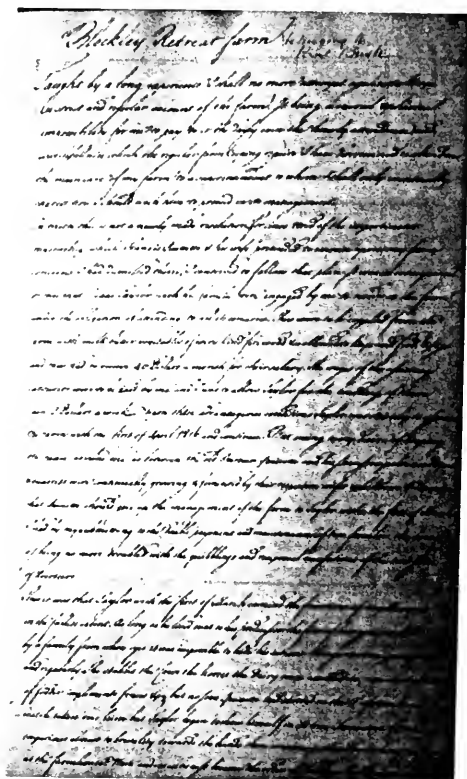


Figure 8 Page 5 of "Journal and Acts of the Blockley Retreat Farm"
Photograph of "Journal and Acts of the Blockley Retreat Farm," Am933, 1816-1823
Historical Society of Pennsylvania, Philadelphia, PA

³⁹ Ibid, 14a.

Prior to selecting overseers to tend the farm, it is not known if the leaseholders or hired hands resided at the mansion house. The first bit of evidence that overseers and their families resided at the farm appears in the account of the Taylor family. Isaac Taylor and his family began tending the farm on March 2, 1816:

It was in consequence of this that Isaac Taylor with his family were engaged by me to reside at the farm under the obligation of attending to all its concerns. They were to be supplied from the farm with milk butter vegetables of every kind fire wood and allowed to keep and feed 6 pigs and they had to receive 40 Dollars a month for their salary.

Busti had several falling-outs with the overseers to the farm. In the end he had gone through nine separate families.⁴⁰

Busti became a member of the Philadelphia Society for Promoting Agriculture (PSPA) on October 14, 1806, the same year he bought his country estate in Blockley.⁴¹ The PSPA was an organization that grew out of the American Philosophical Society. It consisted of a group of judges, lawyers, military leaders, doctors and politicians who were interested in the promotion, experimentation and research of agriculture. Many notable Philadelphians, such as Richard Peters of Belmont Mansion, Benjamin Rush, a Philadelphia doctor, and Samuel Powell, a politician, were members. Members shared information on crop rotation, soil fertility, animal husbandry, new seeds and plants and labor saving devices. One of the most noteworthy accomplishments of the organization was their effort in providing plans for the covered bridge over the Schuylkill. In doing

⁴⁰ Ibid, Also see Appendix E for Labor List.

⁴¹ Philadelphia Society for Promoting Agriculture, *Sketch of the History of the Philadelphia Society for Promoting Agriculture*. Philadelphia: PSPA, 1939: 201.

so they hoped the new bridge would provide more efficient transportation of their produce from Chester and Lancaster counties into the Philadelphia market.⁴²

Busti was quite prolific as a member in the PSPA. As was customary for gentlemen farmers at the turn of the nineteenth century, Busti anxiously experimented with new seeds and farm equipment and generously shared his results with others. On March 2, 1821, Busti sent bundles of Holland flax to James Mease along with a letter regarding its production:

Indulging the national character the English boast the invention of working flax without netting. The humble modest and silent Dutch have probably since ages been acquainted with the process. I argue it from the witness of the flax I offer you. It would not have preserved this color if it had been steeped in ponds.⁴³

Just as Busti shared information, he also applied information from others in performing his own experiments:

A patent Straw Knife has been highly recommended by the Agriculturists for chaffing the fodder⁴⁴

An equal disappointment I am [] with the turnips sown last May in imitation of English Agriculturists in the clearing at the end of the lane.⁴⁵

The Egyptian Rye of which I ventured to make [] trial in the kitchen garden & on the lot back of the stables did not turn out well. It was found mixed with [Cheat?] and the ears and grain not well filled and [pulpy?]. I shall try it some more in a highly manured patch and with [] seed.⁴⁶

Just above the [sloping] descent of the East side [] the Orchard next to Crane's a bushel of [Malaga] spring wheat [received?] from Doctor [Stewart?] of Baltimore.⁴⁷

⁴² Philadelphia, PA: University of Pennsylvania Library, Department of Special Collections, *Register, Philadelphia Society of Promoting Agriculture Records, 1785-1982* (Ms.Coll.92): i-ii. According to Alfonso Ressa, Busti also wrote an article on Garlic and its abundance in Philadelphia soil, however, this article was not located in the SPPA manuscripts.

⁴³ Philadelphia, PA: University of Pennsylvania Library, Department of Special Collections, Ms.Coll.92, Folder 280, March 2, 1821. Letter by Paul Busti to James Mease concerning Holland Flax.

⁴⁴ Busti, 23.

⁴⁵ Ibid, 27a.

⁴⁶ Ibid, 28a.

⁴⁷ Ibid, 51b.

The crops and livestock produced on Busti's farm were typical of those grown on most Pennsylvania farms. He grew buckwheat, clover, Indian corn, hay, millet, oats, potatoes, rye, timothy, turnips and wheat, and had an orchard filled with apple, apricot, mulberry and pear trees (See Appendix F for Plant List).⁴⁸ His farm stock included oxen, cows, heifers, horses, sheep, sows, turkeys, ducks and chickens.⁴⁹

The kitchen garden and surrounding landscape of the mansion house was also typical of late eighteenth and early nineteenth century gardens. The house was framed with tall ornamental trees which extended from the front of the house to the backyard. A symmetrical kitchen garden was situated at the front of the house and was surrounded with and penetrated by geometrical square paths which also encompassed the house. Beyond the modest sized back yard, cows grazed in fields. The stable and barn structure was located to the west of the mansion house with its own access to the path from Haverford Road.⁵⁰

⁴⁸ Ann Leighton, *American Gardens in the Eighteenth Century*, Boston: Houghton Mifflin, 1976: 138.

⁴⁹ Busti, 17, 56a.

⁵⁰ Leighton, 364, and Philadelphia, PA: Historical Society of Pennsylvania, Bc61, Z99 a & b. Unidentified Watercolor, c.1820.

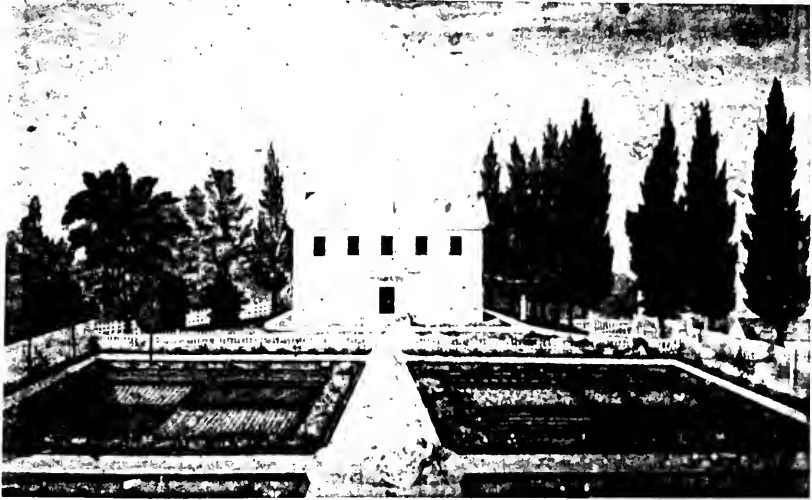


Figure 9 Blockley Retreat Farm in 1820, North Façade
Photograph of Unidentified Watercolor, Bc61, Z99 a & b, c.1820
Historical Society of Pennsylvania, Philadelphia, PA



Figure 10 Blockley Retreat Farm in 1820, South Façade
Photograph of Unidentified Watercolor, Bc61, Z99 a & b, c.1820
Historical Society of Pennsylvania, Philadelphia, PA

Unfortunately for Busti, he did not reap the rewards American soils had promised. At one point Busti complains, "It is a truth too evident to every practicing farmer; who thinks to have a claim to the expensive title of a Gentleman, that it is utterly impossible for him to work to any advantage a farm in America. Whether he leases it out, or gives it on shares or keeps it in his own hands the Gentleman farmer will always find that the possession of farms affords no revenue."⁵¹ The farm became a virtual money pit in its mismanagement, not only because of the constant upkeep it required, but also because Busti constantly paid off his overseers to remove themselves quietly and without hassle. He was never satisfied with "American labourers," calling them lazy, deceitful, neglectful, criminal and inadequate.

Throughout Busti's trials and tribulations, however, he stuck it out remaining loyal and respectful to the profession of agriculture to the end. In 1823, nearly a year before his death, Busti writes: "However as I like all other mortals cannot avoid paying a tribute to pride and vanity I determined to submit to the continuance of sacrificing some money to have the glory of being counted among the Agriculturalists."⁵² On July 24, 1824, Paul Busti died, proceeded in death by his wife, Elizabeth May in 1822 (See Appendix G for Mansion House Inventory). They had no children.⁵³

⁵¹ Busti, 12b.

⁵² Ibid, 58.

⁵³ Philadelphia, PA: Register of Wills In and For the County of Philadelphia, Pennsylvania, No. 87, Will Book No. 8, page 244, 1824.

CHAPTER TWO: A PASTORAL SETTING TO HEAL THE MENTALLY ILL

Caring for the Mentally Ill by the Pennsylvania Hospital

The care of the mentally ill was established by the Pennsylvania Hospital in 1752. In that year, patients suffering from mental diseases were temporarily housed in Judge John Kinsey's house at Seventh and High (Market) Streets. In 1756, patients were moved to the east wing of the building on Eighth and Pine Streets. Within the next forty years, the patient numbers of the hospital grew proportionally to Philadelphia's steadily increasing population, far exceeding the number of patients its walls could hold. During this period, patients experienced rather uncomfortable conditions. They were often shackled, insulted and ridiculed.⁵⁴ By the 1790s, overcrowding had pushed the limits of the Pine Street building and ten thousand pounds were raised to build a much needed western addition to ease the tight quarters of the original space. The new addition began receiving patients on November 28, 1796.⁵⁵

By the early 1830s, the facilities again became overcrowded and the Contributors of the Pennsylvania Hospital recognized that expansion within its confined site was not possible. As a result, the following resolution to build a separate Asylum for the Insane was accepted by the Contributors on May 2, 1831:

Whereas from the great increase of Insane patients under the care of this Institution, that portion of the Hospital appropriated to the reception of such cases is no longer adequate to their

⁵⁴ Susan K. Anderson, Archivist for the Historic Collections of the Pennsylvania Hospital, March 11, 1998, Telephone interview with Author.

⁵⁵ Thomas G. Morton, *The History of the Pennsylvania Hospital; 1751-1895*, New York: Arno Press, 1973: 114.

proper accommodation. And Whereas it is evident that an Assemblage of Lunatics and Sick patients under the Same Roof is inconvenient and unfavorable to the seclusion and mental discipline essential in cases of Insanity: therefore

Resolved, That we consider it necessary to the interests of this institution and the furtherance of its humane design that a separate Asylum be provided for our Insane patients with ample space for their proper seclusion, classification & employment.

Reaction to this resolution was slow in coming. Four years later on June 10, 1835, the Board of Managers announced their decision to build the new Asylum and appointed a Building Committee to proceed with the plan. With new concerns over the subjection of mentally ill patients to the evils of urban environments, an idyllic setting near Philadelphia's rural countryside was to be chosen.⁵⁶

After visiting several farms in the Philadelphia vicinity, the Building Committee settled upon the site of what was then Matthew Arrison's 101⁵⁷ acre farm in Blockley township (West Philadelphia). The following was reported by the Building Committee on January 14, 1836:

-And after having visited a number of Farms, some of which, tho' affording lofty situation, commanding picturesque views of the adjacent country were found to be destitute of Health, and (particularly the last Autumn) subject to the Fevers, of latter years so prevalent in the environs of the City - while others, tho' comparatively healthy, were not furnished with a requisite supply of wholesome water, their attention was directed to that of Matthew Arrison: containing about one hundred & one acres of Land, situated on the Western side of the Schuylkill in Blockley township lying between the Westchester and Haverford Roads, and within two miles of the permanent Bridge; which after careful inquiry they found to sustain a character almost unexampled for healthfulness, and to combine more than any other, the requisites for the establishment in view. On examining they appear to afford, a fine gravelly soil on the spot best suited to erect the Buildings, a good stone quarry capable of furnishing all the stone which may be required for the proposed Buildings and, a supply sufficient for the wants of the establishment of good and wholesome water - The Improvements consists of a very capacious and well built Mansion House, good stabling, a farm House, Ice House, etc.⁵⁸

⁵⁶ Ibid, 115.

⁵⁷ Ibid, 117. The number of acres the Pennsylvania Hospital purchased from Matthew Arrison varies between authors: Morton states 101 acres, page 117; Bond states 106 acres, page 53; Tones states 111 acres, page 150; and the actual acreage of the original McConnell estate was just over 112 acres. For the purpose of this thesis, Morton is cited.

⁵⁸ Ibid, 117-118.

The site was perfectly suited to meet the demands of the new Asylum and its patients. It was far enough from the city to enjoy clean air and water and unrestrained picturesque views of the countryside, yet close enough for the Asylum to function efficiently using the resources in Philadelphia.

Prior to choosing the site in January 1836, the new hospital buildings had been carefully planned four months earlier by the Building Committee and Architect, Isaac Holden. The total cost of the project was estimated at \$203,000: \$163,000 for the cost of all new buildings as designed by Holden; \$20,000 for the farm, including the mansion house which was to house the Resident Physician and a few recovered patients before their return into society; \$5,000 for machinery and pipes to dispense fresh water throughout the buildings; and \$15,000 for furniture, bedding, linens, etc..⁵⁹ With the site selection in place, the Building Committee proceeded with the construction of the main building, laying the cornerstone on June 22, 1836. The Hospital for the Insane was completed and ready to accept ninety-three patients transferred from the old hospital on January 1, 1841.⁶⁰

⁵⁹ Ibid. 116-117.

⁶⁰ Ibid. 120, 122.

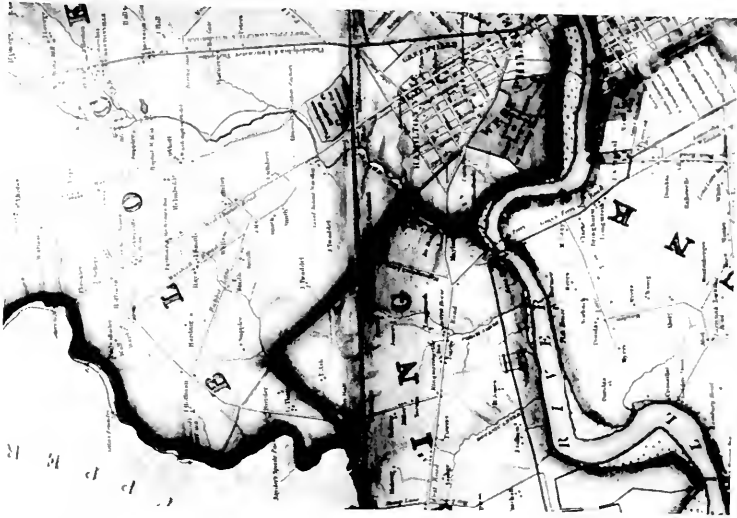


Figure 11 Philadelphia in 1839 Showing New Hospital Building
Photograph of Charles Ellet Sheets 5 & 6, c1843, Philadelphia, 1839
Philadelphia Free Library Map Room, Philadelphia, PA

Unknown to Dr. Thomas Story Kirkbride, a practicing Philadelphia physician, he was soon to be offered the position as the first Resident Physician of the new Hospital for the Insane. The offer came to him as he was walking along Race Street and encountered John Paul, a manager at the Pennsylvania Hospital. Kirkbride later wrote about the offer in his autobiography, "just at this time, occurred one of those incidents that seem beyond the control of men, and which changed the whole course of my life." Although Kirkbride was satisfied to be a resident surgeon at the Pennsylvania Hospital at Eighth and Pine Streets, he considered the impact of the stress on his delicate health. The offer of a secure position at the Hospital for the Insane at \$3,000 (according to Tomes) per annum plus

accommodation in the beautiful brick mansion house was too attractive to decline.⁶¹

The Quaker Upbringing of a Prominent Physician

Thomas Story Kirkbride was born on July 31, 1809, the first of seven children of Quakers John Kirkbride. He was raised on his father's 150-acre farm in Morrisville, Bucks County, which had been in the family since Thomas' great-great-grandfather purchased the land from William Penn in 1682.

The Kirkbrides were a religious and conservative family who worked hard and lived modestly. Thomas' early education was at the Friend's School in Fallsington, a three-mile walk from the family stone house built by his father. Not only did his father farm, he also operated a plaster mill and ferry boat across the Delaware River adjacent to the family property.⁶²

Due to his weak health beginning in early childhood, Thomas realized he would never be capable of taking on the family farm when he reached adulthood. When he was thirteen, his father suffered a devastating illness from which, with the aid of physicians, he miraculously recovered. This episode had a dramatic impact on Thomas and from that moment on he appreciated the miracles of medicine and knew his goal would be to become a physician. He began his journey with four years of prep school at the Classical Institution across the Delaware River in Trenton and finally, at the age of seventeen,

⁶¹ Nancy Tomes, *The Art of Asylum-Keeping: Thomas Story Kirkbride and the Origins of American Psychiatry*, Philadelphia: University of Pennsylvania Press, 1994: 71.

⁶² Ibid, 45-47.

studied for one year under John Gummere at the Burlington Boarding School.⁶³



Thomas S. Kirkbride

Figure 12 Dr. Thomas Story Kirkbride
Photograph of Kirkbride, A.L. Society Collection, T.S. Kirkbride
Historical Society of Pennsylvania, Philadelphia, PA

⁶³ Ibid, 48-49.

In the early nineteenth century, aspiring physicians began their formal medical education after they worked and studied under a practicing physician. Thomas' introduction to medicine was with the French surgeon and physician, Dr. Nicholas Belleville of Trenton, who took Thomas on as his private student. Under Belleville's wing, Thomas was exposed not only to somewhat conservative treatments⁶⁴ but also to the only American book at the time on psychiatry, Benjamin Rush's, *Medical Inquiries and Observations Upon the Diseases of the Mind*.⁶⁵ Thomas soon became restless working under Belleville and after receiving a loan from his father in the Fall of 1828, he began medical school at the University of Pennsylvania.⁶⁶

College and Private Practice

In 1828, the University of Pennsylvania Medical School was located at Ninth Street just below Market and had an enrollment of four hundred eighty students. It was one of the largest and finest medical schools of the time. Surprisingly there were no special entrance exams and Kirkbride eagerly signed up for lectures on Anatomy, Materia Medica, Practice, Surgery, Midwifery and Chemistry at \$20 to \$30 each (according to Bond).⁶⁷

Although Kirkbride's studies focused on surgery, he was exposed to contemporary

⁶⁴ Ibid, 53-54.

⁶⁵ Ibid, 60.

⁶⁶ Ibid, 57 and Earl D. Bond M.D., *Dr. Kirkbride and His Mental Hospital*, Philadelphia: J.B. Lippincott Company, 1947: 18.

⁶⁷ Bond, 19-21.

books on mental diseases. For example, he read George Man Burrow's *Commentaries on the Causes, Forms, Symptoms and Treatment, Moral and Medical, of Insanity* which surveyed English and French advancements in the study of mental diseases. Kirkbride's interest in psychiatry extended beyond his readings and into his final thesis where he drew correlations between nervous and mental diseases and their treatments.

On January 16, 1832, Kirkbride presented his thesis on Neuralgia, a nerve disease he characterized as, "arising from irritation of nervous centres...not characterized by pain, but by some disordered or perverted state of their function." His recommendations for treatment were closely related to those for the mental diseases he had read about in Rush and Burrow, including the application of cups and leeches combined with "moral treatment." His thesis proves that he firmly believed in the direct link between healthy environments and their healing effects on the mind and body. As stated in his thesis, Kirkbride believed "the patient's mind should therefore be relieved from apprehension and active pursuits and cheerful society be recommended."⁶⁸

After the presentation of his thesis and his graduation in 1832, Kirkbride was armed with his degree and ready to pursue residency at the Pennsylvania Hospital. After much consideration, however, he felt that he would have a better chance if he waited a year. Kirkbride returned home to help with the farm, but shortly thereafter to his surprise was offered a position at the Friends Asylum in Frankford. Although he was still focused on surgery rather than psychiatry, Kirkbride thought the position would prepare him for a

⁶⁸ Bond, 23 and Tomes 60-61.

residency position at the Pennsylvania Hospital.

While at the Friends Asylum, Kirkbride was introduced to the two treatment methodologies advocated by his contemporaries and forerunners in psychiatry, Phillip Pinel of Paris and William Tuke of England. Pinel and Tukes' models discounted the use of drugs and encouraged the stimulation of patients' minds through activity such as occupational therapy. During Kirkbride's tenure, however, the experiment with Pinel and Tuke's treatment methods did not achieve their desired results and the hospital changed its policy regarding the use of drugs and blood letting. At the end of Kirkbride's post, he concluded that the best results were attained by using moral and medical treatments simultaneously. This method later became the foundation for treatment at the Pennsylvania Hospital for the Insane.

In March 1833, Kirkbride was accepted into the residency program at the Pennsylvania Hospital. The program demanded a twenty-four hour routine of attending to patients who suffered from an array of ailments such as broken bones, fevers and tetanus, as well as mental diseases. Kirkbride was attentive to the human needs of his patients. In his journal noted his concerns about the overcrowded conditions at the hospital, especially for the mentally ill.⁶⁹ Since there were no specific medical treatments or hospitals for the mentally ill in the 1830s, the patients were often sent to medical hospitals if they were fortunate; otherwise they were sent to jails and poor houses. The overpopulated conditions, the use of restraints, poor heating and the lack of qualified

⁶⁹ Tomes, 62-63, 66-67.

supervision where all concerns of Kirkbride.⁷⁰

After completing his residency in 1836, Kirkbride established a private practice which was located at Fourth and Arch Streets. Although he still considered surgery his calling, his practice was a family practice serving local "walk-ins" who required immediate attention. This included treatments for illness such as pneumonia, bronchitis, smallpox, cholera, measles and hysteria. By the late 1830s, Kirkbride's income from his medical practice was in the range of \$1000 per annum.

After having established his private practice, Kirkbride began preparing to become a surgeon. Throughout the years he kept in touch with friends and physicians at the Pennsylvania Hospital and at times demonstrated his surgical skills by assisting them. Since many prominent Philadelphians went to the Pennsylvania Hospital for the best medical attention in the city, Kirkbride's goal was to eventually become an attending surgeon at the hospital.⁷¹ One can imagine his dilemma when he was simultaneously offered two distinguishing positions, one as Attending Surgeon at the Pennsylvania Hospital at Eighth and Pine Streets and one as Superintendent of the new Pennsylvania Hospital for the Insane in West Philadelphia.

⁷⁰ Bond, 29-30.

⁷¹ Tomes, 70.

Kirkbride Accepts the Challenge at the Pennsylvania Hospital for the Insane

While the post of Attending Surgeon was tempting, Kirkbride also felt that the challenge of shaping a new institution would be equally rewarding:

on the other hand at the country hospital I saw that from the first day I was to have a comfortable residence, a rather liberal salary, the opportunity of starting a new Institute and developing new forms of management. In fact, giving a new character to the care of the insane and possibly securing for myself a reputation as desirable as that which I might obtain by remaining in the City.

And so he decided to take the secure and challenging position at the country hospital. On the day after Christmas in 1840 his wife, Ann West Jenks, to whom he had married in 1839, and Kirkbride moved into the mansion house. Kirkbride was thirty-one years of age. His new wife was delighted with her husband's decision:

knowing as she did, that a successful city practice must necessarily keep me the most of my time from home, while the care of the Hospital for the Insane would be sure to keep me somewhere on its premises."⁷²

The Hospital Grounds and Life of the Patient

Kirkbride was more pleased with the natural surroundings of the hospital grounds than he was with the new buildings.⁷³ When the grounds were acquired for the Hospital for the Insane, they consisted of 101 lightly wooded acres and Mill Creek. Two smaller streams surrounded by meadows and wild flowers also embellished the landscape. To the south and west of the new hospital, there was not a structure in sight except for the Good Intent Woolen Mills powered by Mill Creek. To the south and east was the thriving

⁷² Bond, 35.

⁷³ Tomes, 150.

Hamilton Village, which had been laid out after the construction of the permanent bridge over the Schuylkill at High (Market) Street.

Entry into the hospital grounds was gained from Haverford road at the current intersection of Haverford and 44th Streets. To the west of the mansion house were barns and other miscellaneous farm structures. Beyond the barns laid Mill Creek and the meadows. From the Haverford Road entrance and past the mansion house, the road continued until ending at the west entrance of the main hospital building.⁷⁴



Figure 13 Entry Gate Into Hospital Grounds
Photograph From Kirkbride Family Photograph Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

⁷⁴ Bond, 53-54.



Figure 14 Miscellaneous Photographs of Hospital Grounds in the 19th Century
Photograph From Kirkbride Family Photograph Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

A ten-and-a-half foot stone wall surrounded forty-one acres of the hospital grounds. Contained within the walls were the gentlemen and women's Pleasure Gardens which included walks, flower gardens, a deer park, terraced gardens, a green house⁷⁵ and a circular railroad with carts driven with crank and pulleys. All of this was to be enjoyed at the whim of the patients to aid in their therapeutic recovery. The remaining acreage was left open to the hospital farm which had fertile top soil and was fed by the clean waters of Mill Creek.

In the winter months patients admired the Pleasure Gardens and socialized in one

⁷⁵ Tomes, 150-151.

of the many porches inside the hospital. Individual patient rooms also had spectacular picturesque views of the rural landscape just outside their bedroom window. The patients entertained themselves inside the hospital with the library collection which contained 1,100 volumes of periodicals, newspapers, and books and the museum which housed minerals, shells, birds, maps, charts and pictures. In addition to these valuable resources, there were also lectures on astronomy, electricity, physiology and Egyptian history.⁷⁶ At least three times a week there was some other form of entertainment.

Dr. Kirkbride believed in a strict regimen of moral treatment and occupational therapy. The average day of a patient began with a wake-up call between 4:45 AM in the summer months and 5:15 AM in the winter months. This was followed by breakfast at 6:30 AM and a physician's visit at 8:00 AM. After the visit the patient went on walks in the Pleasure Gardens or performed one of their occupational duties, such as working in the gardens, farming, carpentry, basket-weaving, house-work and library cataloguing. At 12:30 PM dinner was served, after which there were more outdoor walks and occupational chores. Tea was served ending the workday at 6:00 PM. The hospital provided entertainment such as bible reading, writing, playing games, or one of the weekly guest lectures or performances to complete the patient's day. There was a final evening visit with the physician before lights-out.



Figure 15 Nurse Tending to Pleasure Ground Gardens
Photograph From Private Photograph Album of Hospital Nurse, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

At the end of the first year, Kirkbride wrote in his first Annual Report that fifty percent of the patients had been cured and sent home. Some patients enjoyed their stay at the hospital so much they were unwilling to return home after recovery. One such case was Miss Louisa who refused to go home with her brother knowing that she was better off at the hospital than at home. However, there were some unfortunate incidents during the first year; two patients committed suicide and restraint, a treatment Kirkbride reluctantly used, was necessary for a few unruly patients.⁷⁷

⁷⁷ Ibid, 56, 58-59.

The Physician Kirkbride

Dr. Kirkbride devoted forty-three years of his life to finding the best treatments for the mentally ill at the Pennsylvania Hospital for the Insane. Since there were no special research institutions or schools of psychiatry until the beginning of the twentieth century,⁷⁸ nineteenth century physicians adhered to the same methodologies for treating the insane. They believed that mentally ill diseases were caused by an array of societal pressures such as drugs, tobacco, alcohol, masturbation, poor diet, lack of exercise, poor home environment, overworking, excessive religious beliefs and an ever-increasing population. The only recourse for a patient's recovery was to bring harmony and control back into their disjointed lives.⁷⁹

Physicians who cared for the mentally ill were a tight-knit group. On October 17, 1844, the physicians formalized their fraternal organization by establishing the Association of Medical Superintendents of American Institutions for the Insane, today known as the American Psychiatric Association (APA). The ceremonial dinner was held at the mansion house of Dr. Kirkbride chosen both for its centrality and Kirkbride's generous hospitality.⁸⁰ From that moment on, Kirkbride established himself as a forerunner in hospital care for the insane.

⁷⁸ Ibid and Tomes, 75.

⁷⁹ Ibid, 84-87.

⁸⁰ Bond, 85.

The New Hospital Building Based on the Kirkbride Plan

Between 1842 and 1852, the patient population of the Pennsylvania Hospital for the Insane grew from 238 to 400 persons. Concerned with the problems associated with overcrowding, Kirkbride sought to improve upon the first hospital by creating his own plan for a new hospital building. He laid out each detail of his plan in a 320 page book titled, *On Hospitals*, which set out guidelines for site selection, building materials, room sizes, natural air ventilation and the treatment of patients. This plan became known as the Kirkbride Plan.

The Kirkbride Plan gained national recognition. Excerpts of the book were published in the *American Journal of Insanity* and the plan was adopted by the Association of Medical Superintendents of American Institutions for the Insane. Although often modified, the Kirkbride Plan was eventually used for new hospital buildings in thirty-one states.⁸¹

The following physician's pamphlet entitled, *Plan and Propositions*, describes a few details of Kirkbride's proposals:

- I. Every hospital for the insane should be in the country, not within less than two miles of a large town, and easily accessible at all seasons.
- II. No hospital for the insane, however limited its capacity, should have less than fifty acres of land, devoted to gardens and pleasure-grounds for its patients. At least one hundred acres should be possessed by every State hospital, or other institution for two hundred patients, to which number these propositions apply, unless otherwise mentioned.
- III. Means should be provided to raise ten thousand gallons of water, daily, to reservoirs that will supply the highest parts of the building.
- IV. Omitted
- V. The highest number that can with properly be treated in one building is two hundred and fifty, while two hundred is a preferable maximum.
- VI. Every hospital, having provision for two hundred or more patients, should have

⁸¹ Ibid, 97-100.

in it at least eight distinct wards for each sex, making sixteen classes in the entire establishment.

VIII. Omitted

IX. No apartments should ever be provided for the confinement of patients, or as their lodging-rooms, that are not entirely above ground.

X. No chamber for the use of a single patient should ever be less than eight by ten feet, nor should the ceiling of any story occupied by patients be less than twelve feet in height.

XII-XIX. Omitted

XX. All hospitals should be warmed by passing an abundance of pure, fresh air from the external atmosphere, over pipes or plates, containing steam under low pressure, or hot water, the temperature of which at the boiler does not exceed 212 [degrees] F., and placed in the basement or cellar of the building to be heated.

XXI. A complete system of forced ventilation, in connection with the heating, is indispensable to give purity to the air of a hospital for the insane; and no expense that is required to effect this object thoroughly can be deemed either misplaced or injudicious.

XXII-XXV. Omitted

XXVI. Wherever practicable, the pleasure-grounds of a hospital for the insane, should be surrounded by a substantial wall, so placed as not to be unpleasantly visible from the building.⁶²

Since the population of the hospital had increased nearly twofold, a new building based on the Kirkbride Plan was built to house the male patients. Samuel Sloan was the architect chosen to design the new hospital on what is now 49th Street between Market and Haverford. It was constructed between 1856-1859 at an expense of \$350,000.⁶³

⁶² Philadelphia, PA. Historical Society of Pennsylvania, A.I., Society Collection, T.S. Kirkbride, Physician's Pamphlet

⁶³ Bond, 98-99 and Tones, 153-154



Figure 16 Hospital Building Designed by Samuel Sloan Based on The Kirkbride Plan
Photograph From Private Photograph Album of Hospital Nurse, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

The Second Half of Kirkbride's Reign

The 1860s proved to be difficult years for Dr. Kirkbride beginning with the death of his mother in 1860 and followed shortly by the death of his wife in 1862. Ann Jenks Kirkbride died at the age of forty-nine after long suffering from an illness suspected to be tuberculosis. Two years later in 1864, Kirkbride received the news of his father's death.

Ann Jenks left behind her husband and two children, a daughter born in 1840 and a son born in 1842.²⁴ A letter written by Dr. Kirkbride concerning his wife shows his great respect for her character: "Although greatly afflicted for many years" she had "so

²⁴ Bond, 113.

many admirable traits of character, and bore all her sorrows, with such perfect Christian resignation, that her whole life has been a living sermon to all around her."⁶⁵

Meanwhile, in January 1858, a young woman by the name of Eliza Ogden Butler had been admitted to the Hospital for the Insane by her father, a prominent New York lawyer. Eliza suffered from melancholia and had even attempted suicide. She became especially fond of Dr. Kirkbride during her short stay at the hospital. In a letter written to her friend Dorothea Dix, she recalls him "sitting down by the patients and talking to them in the calm way, which I know from my personal experience, carries help and light to helpless, clouded minds." She continues, "how could anyone resist craving the sympathy of those tender eyes?" Eliza's affection and admiration for the Doctor aided in her quick recovery and she was dismissed in August the same year.

Although faced with persisting feelings of self-doubt fueled by religious restraints, Eliza courageously continued her life in New York City and helped care for her sister's children. During her stay at the hospital, Eliza had become friends with Kirkbride's daughter, Annie, and remained in touch with both Annie and Dr. Kirkbride through visits and letters. Occasionally, she volunteered at the Hospital for the Insane at the request of Dr. Kirkbride whom she continued to admire.

Feelings of affection between Kirkbride and his former patient continued to grow. In her diary Eliza confessed to feeling "full of old foolish fancies" for her former doctor. Eventually this grew into courtship and although Eliza was twenty-seven years younger than the Doctor, they were married on May 17, 1866. Their union was based on more

⁶⁵ Tomes, 231.

than the affection a patient has for her healer; they were both passionately concerned with helping the mentally ill and Eliza was proof-positive of Kirkbride's treatment methods. As the wife of Dr. Kirkbride, Eliza ran bible classes and social events for the patients.⁸⁶



Figure 17 Eliza and Children
Photograph From Kirkbride Family Photograph Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

Eliza and Dr. Kirkbride had four children: Frank Butler born in 1867, Thomas Story Jr. born in 1869, Elizabeth Butler born in 1872, and Mary Butler born in 1874.⁸⁷ Kirkbride's children with his deceased wife, Ann Jenks, where by this time grown and had children of their own. The mansion house was continuously filled with children,

⁸⁶ Ibid, 228-231.

⁸⁷ Ibid, 368.

friends, distinguished guests and patients. There was always an extra dinner plate set for unsuspected visitors welcomed into the Kirkbride home.

The children had a religious upbringing, divided between Eliza's New York Presbyterian beliefs and Dr. Kirkbride's Quaker beliefs. Sundays began with Bible reading at the family breakfast table followed by church service on alternating weekends at either the 12th Street Meeting House or the Walnut Street Presbyterian Church.

The Kirkbride children spent many of their days playing with a doll house, frolicking in the surrounding gardens of the mansion house, and sending letters to other family members through a family post-office set up by their father. Dr. Kirkbride also took his children on drives in the countryside and held "literary and social evenings" for their entertainment.⁸⁸

By the 1860s, Kirkbride was an established physician. He was a member, part founder, and leader of the Association of Medical Superintendents of American Institutes for the Insane (APA) and his Kirkbride Plan had been distributed in many publications. Dorothea Dix, an activist against the horrible conditions in almshouses, prisons and hospitals, was a staunch supporter of the Kirkbride Plan and as a result, it gained continual use and recognition.⁸⁹ In fact, visitors from around the world including Canada, the West Indies, Europe, South America and Asia visited Kirkbride and his progressive hospital.⁹⁰

⁸⁸ Bond, 141-145.

⁸⁹ Ibid, 87-91, 100.

⁹⁰ Ibid, 116.

Beyond the international attention, Kirkbride was highly regarded by his patients.

One patient wrote in 1843:

To Doctor Kirkbride, the Principal, I feel myself under a debt of gratitude for his zealous and faithful services, and pray that Providence may long continue his life to be a blessing to his fellow men in his noble calling...⁹¹

Earl Bond, the writer of Kirkbride's biography, states, "Every time that Dr. Kirkbride made his rounds he left a wake of peacefulness behind him. Loud voices grew quiet; depressed spirits were raised; restlessness was calmed."⁹²

On December 16, 1883, Dr. Thomas Story Kirkbride died in the mansion house. His forty-three year reign at the Hospital for the Insane from 1840-1883 is remembered as the most positive in the history of the hospital. A friend of Dr. Kirkbride, Samuel D. Gross, wrote:

In his death humanity lost one of its truest friends... Kirkbride knew better than any American physician who had preceded him how to treat the insane and how to build and manage hospitals for them...His tender sympathetic nature, his amiable manners and his uniform courtesy, peculiarly fitted him for his work. The tone of his voice, the movements of his lips, the expression of his eyes betokened the fitness of the man for the position conferred upon him by the Board of Trustees.⁹³

⁹¹ Ibid, 74.

⁹² Ibid, 121

⁹³ Ibid, 149.

Alterations and Additions to the Mansion House by Dr. Kirkbride

The following survey made February 5, 1877 was attached to the original survey made April 14, 1842 for the Contributors of the Pennsylvania Hospital by the Franklin Fire Insurance Company of Philadelphia:

The alterations and additions made to dwelling consists of Enclosing the Portico at south front with sash in 8 x 10 lights with Entrance doors & c. opposite Hall.

[Their] has also been a 2 story vestibule & bath room built on North front of brick as plan marked with red ink first story has a pair of [7/u?] panel front doors folding plain cased frame & square transom over in 4 lights and a molded projecting head with corner brackets 2 windows in 12 lights 12 x 16 [] a [7/u?] vestibule door opening to main hall panel [] [] 2 light above & 4 light transom over story and finish same as main Hall. Second story over is Bath room has a [anished] copper bath tub water closet washstand all [] cased story is 8 ft. finish same as main part moulded cornice & tin roof.

[Their] has been a room partitioned off of Hall in second story south Front for a Dressing Room finish same as main part.⁹⁴

Of particular interest is the enclosure of the south portico. By 1835, the south portico had been enclosed with sash with eight by ten lights.⁹⁵ This provided a more comfortable space in which to view the new hospital building just south of the mansion house. This southern alteration, along with the less attractive two-story addition on the north facade, points to the conclusion that the south facade became the new prominent elevation in the mid-eighteenth century. David J. Kennedy must have also felt that the south facade was the most prominent, since he chose this facade for his 1889 watercolor rendering of the mansion house instead of the north facade.⁹⁶ According to the following

⁹⁴ Philadelphia, PA. Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka busti Mansion or Blockley Retreat Farm)," Fire Insurance Survey, February 5, 1877.

⁹⁵ Philadelphia, PA. Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka busti Mansion or Blockley Retreat Farm)," Fire Insurance Survey, December 30, 1835.

⁹⁶ Philadelphia, PA: Historical Society of Pennsylvania, Kennedy, David Johnson Collection, K A-39 & 3A, Description and Watercolor of Residence, April, 1889

newspaper article written in 1957, the south facade was also considered the main entrance in 1957: "The front entrance, with its large circle drive, has been made into a service entrance by sticking on a vestibule. Busti's back door, opening on a screened veranda the full width of the house and opposite the Kirkbride hospital buildings, now serves as the front entrance."⁹⁷

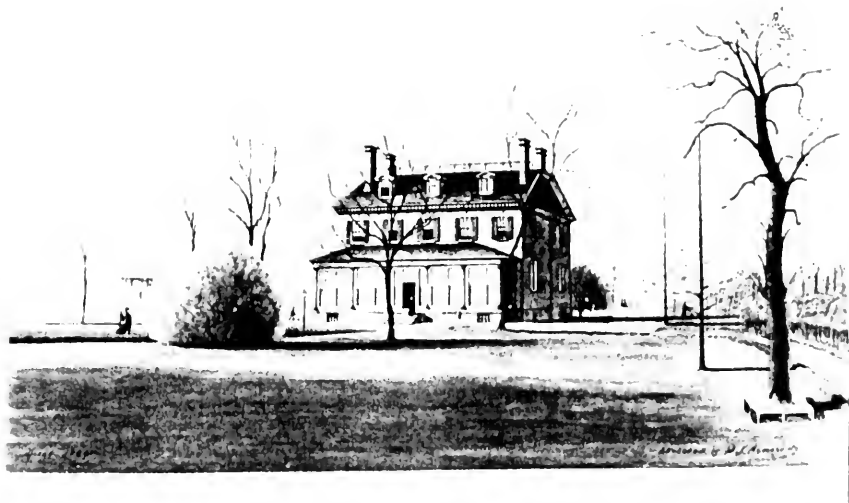


Figure 18 Mansion House in 1889, South Façade
Photograph of David J. Kennedy Watercolor of Residence, K:V-39 & 3A, April 1889
Historical Society of Pennsylvania, Philadelphia, PA

⁹⁷ *Philadelphia Sunday Bulletin*, 20 January, 1957.

Of equal importance is the care and attention given to the new interior moldings of the second floor dressing room addition. The mention, "finish same as main part," in the fire insurance survey suggests that the moldings are exact copies of the original adjacent moldings. If it were not for the fire insurance survey that states otherwise, the nineteenth century moldings would be mistaken for part of the original structure. Although no longer in existence, the two-story addition on the north elevation was also given the same amount of detail.

During Kirkbride's tenure in the house, photo documentation reveals upper class nineteenth century tastes in decoration (See Appendix H for Kirkbride Family Photograph Album). On the first floor was the dining room (room 105). Since there is no mention of an addition of a first floor kitchen in the fire insurance resurvey dated February 5, 1877, it is assumed that the kitchen remained in the basement as was first mentioned in the 1806 survey. If this is true, a dumbwaiter¹⁴⁵ might have brought the meals up to a small preparation room (room 106), where it was then catered into the family dining room. The dining room (room 106) also served as Kirkbride's library and office. Kirkbride must have spent much of his time in this room. His son, Franklin, recalled his father spending many hours sitting at his desk writing hospital reports and letters. One boy remembered counting 1,327 books around the perimeter of the room.¹⁴⁶ The eastern rooms acted as a double parlor. Within each of the three main first floor rooms, the top of the subbase and lower portion of the cornice was painted a dark color

¹⁴⁵ Ibid. This article mentions that there was a dumbwaiter in 1957 in the mansion house.

¹⁴⁶ Bond, 141-142.

and the walls were finished with patterned wallpaper."¹⁰

The improvements made by Dr. Kirkbride to the mansion house, including the addition of a second floor bathroom and dressing room, show his commitment to the comforts of his family, as well as his financial stability to add such luxuries. Dr. Kirkbride's professional priorities and commitments are also revealed by turning the focus of the mansion house towards the hospital building. One can imagine Dr. Kirkbride relaxing inside his newly enclosed porch, viewing the hospital with its pleasure gardens, and admiring the fruits of his labor.

¹⁰ See Appendix II for Kirkbride Family Photograph Album.

CHAPTER THREE: CARVING UP THE ESTATE



Figure 19 Site of the Mansion House in 1914
Photograph of Sanborn Map, 912.481, Sa54i, v.14, Philadelphia, Revised to 1914
Philadelphia Free Library Map Room, Philadelphia, PA

After Dr. Kirkbride's death in 1883, John Chapin took over as presiding Superintendent of the Hospital for the Insane on September 1, 1884.¹⁰¹ According to an article in the *Philadelphia Sunday Bulletin* dated January 20, 1957, two succeeding hospital superintendents inhabited the house since Kirkbride's death. John Chapin was most likely one of these superintendents. Between the years of 1883 and 1957, the house also served as the residence for one wealthy patient, twelve resident physicians and finally, occupational therapy patients of the Department of Mental and Nervous Disease

¹⁰¹ Tones, 315-318.

(originally the Hospital for the Insane) who occupied the house between 1943 and 1957.¹⁰²

Although threats of sale and condemnation against the house surfaced as early as 1912,¹⁰³ efforts for its preservation were not officially organized until May 29, 1956. At this time the Philadelphia Historical Commission (PHC) first discussed adding the "Busti Mansion" and hospital building at Market and 44th Street to their list of endangered historical properties.¹⁰⁴ Perhaps concerned that the acquisition of the estate by the City of Philadelphia would render negative consequences for the house, the PHC certified it on April 9, 1957, making it one of the first structures listed with the PHC since its formation in 1955. This armed the house with its strongest shield of protection against inappropriate alterations and further threats of demolition.¹⁰⁵

¹⁰² *Philadelphia Sunday Bulletin*, January 20, 1957. Additional information about the inhabitants of the house between Dr. Kirkbride's death in 1883 and the acquisition of the property by the City of Philadelphia in 1956 can be obtained from primary resources found in the Pennsylvania Hospital Archives. The archives is currently located at 3 Pine Building, Pennsylvania Hospital, 800 Spruce Street, Philadelphia, PA 19107. For the purposes of this thesis, primary documentation of these inhabitants was not made.

¹⁰³ *Ibid.*

¹⁰⁴ Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka Busti Mansion or Blockley Retreat Farm), Excerpt from Meeting Minutes, dated May 29, 1956.

¹⁰⁵ Webster, Forward and 205; and the Philadelphia Historical Commission, Property Files: "Kirkbride Mansion (aka Busti Mansion or Blockley Retreat Farm)," Philadelphia Historical Commission Inventory Sheet. The Philadelphia Historical Commission (PHC) seeks to protect architecturally and historically significant structures in Philadelphia through preparing inventories of each building and reviewing changes made to them in the permit process. Proposals that involve inappropriate alterations are halted by the PHC's power (stated under Ordinance 695, effective November 1967) to stall building permits until more appropriate solutions are made. Therefore, this listing is the strongest safeguard against demolition. There is an inconsistency in the exact date the house was certified by the PHC. The PHC inventory sheet gives the dated of April 9, 1957, while Webster states that the house was certified in 1956



Figure 20 Mansion House in 1957, North Façade
Photograph of Mansion House Photograph, Residences Collection, Box 82, Folder 2
Historical Society of Pennsylvania, Philadelphia, PA



Figure 21 Mansion House in 1957, South Façade
Photograph of Mansion House Photograph, Residences Collection, Box 82, Folder 2
Historical Society of Pennsylvania, Philadelphia, PA

Purchase of the Estate and Mansion House by the City of Philadelphia

The events to follow the acquisition of the property by the City of Philadelphia in 1957¹⁰⁷ began with speculations that the house would be razed to make way for new low-income housing. When confronted with this accusation, Robert W. Crawford the City Recreation Commissioner replied "Absolutely not!...We want to preserve the house in its authentic style, if possible, and use it as a community center for meetings and such things." The City kept their promise and after the Occupational Therapy Department moved to their new location on 49th Street, the house was established as a Community Center for West Philadelphia. In addition to the house the Recreation Department also received ten of twenty-seven acres purchased by the City to 'improve' with new playgrounds and other recreational facilities.¹⁰⁸

The nearby hospital building completed by Isaac Holden in 1841 was not so fortunate. In March of 1957 a "Study Committee" attended by several prominent Philadelphia preservationists held a meeting to recommend to the PHC that the mansion house and hospital building be preserved.¹⁰⁹ Dr. Creese, the President of Drexel Institute and attendee of the Study Committees' meeting, was a strong advocate of the historic hospital building and stated the following concerning its preservation: "it (the hospital building) has a historical significance close to that of Independence Hall' and... its grounds are needed as 'stretching room' for a densely-populated area."¹¹⁰

¹⁰⁷ Philadelphia, PA: City Archives, Deed Book C A B - No. 475, page 163, June 10, 1957.

¹⁰⁸ *Philadelphia Sunday Bulletin*, January 20, 1957.

¹⁰⁹ Philadelphia Historical Commission, Property Files: "Kirkbride Mansion aka Busti Mansion or Blockley Retreat Farm), Letter to PHC by "Study Committee of this Society," March 11, 1957.

Despite these ardent attempts to promote its historical and architectural significance, the hospital building had become outdated and perhaps too expensive for the City to adapt it for their new vision of the area. Unfortunately in 1959, Isaac Holden's pioneering example of Greek Revival hospital design was demolished to make way for low-income high rise housing. These high-rises, constructed on the remaining seventeen acres purchased by the City for the Philadelphia Housing Authority, loom over the mansion house today as stark reminders of the hospital's once glorious past.

The condition of the house when the City purchased it in 1957 is well documented in the article by the *Philadelphia Sunday Bulletin* dated January 20, 1957. The author provides generous clues concerning the exterior of the house:

The rectangular symmetry of Busti's three-story house, topped by a tall chimney at each corner of the sloping roof, has been spoiled by some additions, including an office at one side.

The front entrance, with its large circle drive, has been made into a service entrance by sticking on a vestibule. Busti's back door, opening on a screened veranda the full width of the house and opposite the Kirkbride hospital buildings, now serves as the front entrance.

The author also states the following regarding the interior of the house:

Today the wine cellar is empty and the brick oven gone with a remodeling of the fireplace. The dumbwaiter remains, but is useless, as a small kitchen has been put in a corner of the main floor...

Each of the three large rooms on the first floor and the four on the second and top stories has its own attractive fireplace. The woodwork, painted white, is carved in a variety of designs.

Elaborate chandeliers and patterned wallpaper add to the charm of the house which manages to glow through the clutter of rug-weaving looms, painting supplies and easels, and the variety of other tools and materials used in occupational therapy.¹¹⁹

As is evident from this written account, little had changed physically to the house

¹¹⁹ *Philadelphia Sunday Bulletin*, January 20, 1957.

since the 1877 fire insurance survey written eighty years prior except for the one-story addition to the east facade. Even the white painted trim and "patterned wallpaper" shown in the late nineteenth century Kirkbride family photo album still "manages to glow through the clutter of rug-weaving looms."¹¹⁰

Alterations and Additions to the Mansion House by the City

When the City purchased the mansion house and its surrounding property, the Commissioners had good intentions of making a positive impact on an area that had largely become populated with low-income families and overridden with crime. Their solution was to build much needed low-income housing as well as to renovate the old disrepaired mansion house for community use.

Soon after the property was purchased, the City Recreation Department hired the architecture firm of Harbeson Hough Livingston & Larson to carry out these plans. In the summer and fall of 1957 the firm reviewed the conditions of the house and gave the following assessment:

The walls of the house are well built and the brick and pointing are in good condition. The floors have been finished in recent years with hardwood flooring.

There is a Fire Association cast iron oval plaque bearing a tree emblem on west gable.

On the whole the house is a fine example of the period immediately after the Revolution of which not very many are in existence. For this reason consideration should be given to its preservation and restoration for further use in its proposed environment. Dr. Kirkbride was the first doctor at the hospital. At the present time it is daily in use by the Occupational Therapy Department of the Hospital.

¹¹⁰ See Appendix B for the 1877 Fire Insurance Survey and Appendix H for the Kirkbride Family Photograph Album.

The rural setting of the house with lawn and trees comes as a pleasant surprise secluded from the surrounding city.¹¹¹

Two years later on October 27, 1959, Harbeson Hough Livingston & Larson submitted the following proposal for the house's restoration to the PHC:

The exterior changes will be minor. We intend to remove two additions that must have been appended to the Mansion in the latter half of the 19th Century, in both cases to the detriment of the original. We propose to remove the existing porch on the south face and the widow's walk railing, both since they are badly rotted. Since we feel these are of minor historical or architectural interest, and since the Department's funds will not allow full historical restoration, we plan not to restore these elements.

We have designed a pedimented door hood to be added over the north and south entrances which, although not specific replicas of a previous door hood of this Mansion, may be considered typical of the period and sympathetic to these facades.

The Meeting Room addition, to the west of the Mansion, has been kept simple and unobtrusive so that the primary elements in the composition of the buildings will be the Mansion. The brick selected here will match the brick of the Mansion in size, coursing, texture and color and, if the budget will allow, will be laid up in Flemish bond.

On the interior, the main hall and stair well have been separated by order of the Department of Licenses and Inspection in order for the building to meet fire exit standards. The only alternative allowable would have been the addition of an exterior fire stair. The rooms will be treated simply, with minimum disturbance of existing walls and details. Where new elements are added, the details will be kept in sympathy with the original.¹¹²

While many of the conditions of the proposal were accepted by the PHC, the removal of the porch and widow's walk and the proposed pedimented door hood were not. In a letter dated November 6, 1959, the PHC requested that the architects restore the porch and provide a more "dignified portico" as was shown in a c.1820 watercolor of the house.¹¹³ On April 1, 1960, Edward Mauer of the City Recreation Department sent a letter to the PHC stating the following:

¹¹¹ Philadelphia Historical Commission, Property files: "Kirkbride Mansion (aka Busti Mansion or Blockley Retreat Farm, Letter to PHC by Harbeson Hough Livingston & Larson, August 15, 1957.

¹¹² Ibid, Letter to PHC by Harbeson Hough Livingston & Larson, October 27, 1959.

¹¹³ Ibid, Letter to Harbeson Hough Livingston & Larson by PHC, November 6, 1959.

We now find that, within our allowance for contingencies, we have enough money to construct the portico, following the documents which you have of the Mansion as it looked early in the 19th century (the Architects have copies of these) and to restore the widow's walk if you feel this will [enhance] the building. We shall direct the architects to study these details and submit them to you for your criticism. We are sure that the size and detail of the porch on the south side of the Mansion, as indicated on the documents, would involve costs much beyond our means should we attempt to restore it. We further feel that the control problem should be difficult, where children on the porch might peer in or climb through the windows from the porch, or break them.¹¹⁴

The PHC took these concerns into consideration and agreed to the proposal as stated in the architect's letter dated October 27, 1959, with the addition of restoring the widow's walk and constructing a portico at the north entrance. For whatever reasons, however, the widow's walk was eventually dismantled and door hoods were constructed over the north and south entrances instead of the more "dignified portico" requested by the PHC.¹¹⁵

The next wave of alterations to the house came in response to the energy crisis of the 1970s. As a result, the mechanical and electrical systems were repaired and six windows on the east elevation were removed and replaced with brick. On the interior a front vestibule was added, new doors and frames at the north and south entries were installed, a new door was added and one removed in room 102, storm windows at the north and south facing windows were installed, and a window was removed and replaced brick in room 105.¹¹⁶

¹¹⁴ Ibid, Letter to PHC by Edward A. Maurer, Recreation Design & Facility Planner, April 1, 1960.

¹¹⁵ Ibid, Building Permit issued by the Philadelphia Department of Licenses and Inspections and approved by the PHC for the following: "Old Busti Mansion to be remodeled for Dept. of Recreation playground building, caretakers apartment on second floor, meeting room & toilets added in new ground floor wing, playground areas to be built outside. April 5, 1960."

¹¹⁶ Ibid, First Floor Building Plans submitted to the PHC, May 22, 1978.

In response to questions by the PHC concerning the aesthetic and historical ramifications of closing off several windows, Mr. Alvin Zion, Director of Planning and Construction of the City Recreation Department, stated the following:

...the reason for closing off these windows is because of heating problems during cold winter months...it (the house) is located just South of Haverford Avenue, that the front of the building faces in that direction, and the windows to be removed face the Northeast. He added that the windows involve a huge room on that corner of the building which will become usable all year round as a result of the contemplated renovation...the brick selected for the wall where the windows are to be removed will match the existing brick as closely as possible.

Surprisingly, the PHC did not dispute this severely altering proposal and approved it on June 13, 1978.¹¹⁷

The house has seemingly reached its twenty-year repair cycle and as a result, attention has again been directed towards its rehabilitation. In the summer of 1997, the existing asphalt shingle roof of the house was replaced with a new GAF Timberline 30-Year Certainteed asphalt shingle system. Although plans exist for further rehabilitation such as window replacements, painting and interior repairs, at the writing of this thesis, these plans have not been realized.¹¹⁸

Current Use and Contradictions

The positive bustle of activity inside the mansion house is in stark contrast to its neglected exterior. Except for a small unassuming sign that announces "Lee Cultural Center," an outsider would be unaware of the daily assortment of activities taking place

¹¹⁷ Ibid, PHC Meeting Minutes, June 13, 1978.

¹¹⁸ William G. Algie, William G. Algie, Architect, Architect hired by City Recreation Department for Busti Mansion rehabilitation, October 20, 1997, Interview by Author at Architect's Office.

inside. As one occupant stated, "The building looks like no one is using it!"

But in fact, it is very actively used. In the summer the soccer camp brings in nearly one hundred children per week during two week-long sessions. Swimming, golf and basketball camps also take place on the recreation grounds outside. Inside the mansion house an environmental camp and the Academy of the Way program, which run throughout the summer Monday through Friday bring in sixty children per day. On any given day in the summer nearly one hundred and twenty-five children interact with the house in some form or another, whether they run inside to use the toilet facilities or participate in a club meeting inside.

Throughout the year, Miss Addline's Tot Recreation for three to five-year-olds brings in ten children per day and Miss Pat's Parents Against Drugs program for eight to ten-year-olds brings in approximately forty children per day. Both programs run Monday through Friday providing a much needed service for neighboring parents whose children attend the nearby Locke Elementary School. Cultural heritage activities also take place year around, such as Baba's drumming class, held every afternoon, and adult dance classes, held every Thursday evening. On Saturdays, nearly twenty children use the auditorium for dance class as well. On the first Tuesday of every month, the non-for-profit advisory council, which heads site activities, also use the house for their monthly meetings.¹¹⁹

Therefore, the house, although in its present state of disrepair, is a magnet for

¹¹⁹ Kevin Kush, Site Leader of Lee Recreation Center, City Recreation Department, April 1, 1998, Interview by Author at the Lee Recreation Center.

positive activity in West Philadelphia. The following is an example of statements concerning its affects on the surrounding neighborhood:

If they take this away, the kids won't have anything.

We want the kids here, not on the streets.

Kids don't want to stay in the house in the summers, they want to go to a place that is positive.

We want to show the kids something more positive than what is on the streets.

We hope to bring about a change which will be good for the city as a whole.¹²⁰

With the present state of use there is the need for rather significant improvements in order to make the house more user friendly. These consist of providing a kitchen in what was once a second floor bedchamber and providing a second means of egress to support the high volume of children. However, the influx of trampling feet throughout the house makes its historic fabric highly susceptible to wear and tear. Herein lies the contradiction. In order to sustain its existence the mansion house must remain in use, but the current use may also lead to further deterioration. Since it is not appropriate at the current time for the building to become a house museum, the present use seems to be the most viable solution for maintaining the mansion house as a positive symbol in West Philadelphia. In order for the house to become this positive symbol, however, the current building conditions must be addressed.

¹²⁰ Miss Wanda, Assistant Director of Miss Addline's Tot Recreation Program, Lee Recreation Center, City Recreation Department, March 1998, Interview by Author at the Lee Recreation Center.



Figure 22 Miss Addline's Tot Recreation Program, 1998
Photograph by Author Taken at the Lee Recreation Center

CHAPTER FOUR: A PIVOTAL POINT IN THE HISTORY OF THE MANSION HOUSE

The mansion house has reached a critical point in its history. It can either be sustained through rehabilitation or preferably, through historically correct restoration, or it can continue in a downward spiral towards demise. Many people, including the current occupants, the surrounding community, and Philadelphians with an interest in history and architecture want to see the house brought to maintainable standards. At this point, its fate truly rests in the hands of its owners, the Recreation Department of the City of Philadelphia.

The intent of this chapter, and in fact of this thesis as a whole, is to aid in the proper rehabilitation or, if funds permit, the restoration of the mansion house. The following pages offer an analysis of the current building conditions and recommendations for its emergency stabilization, general repair and routine maintenance. The recommendations are a first step. Further research may be necessary to provide direction for dealing with specific problems. It is crucial that these suggestions be implemented in concert with information presented in previous chapters regarding the historical and architectural significance of the house so that further destruction of original building fabric can be prevented.

Current Building Conditions

At first glance one finds the house in a distressed state of deterioration. Window sash hang unpainted and unglazed from their rotting frames, graffiti covers a forbidding front entrance door, and insensitive alterations and additions, both to the building and site, compromise the historical and architectural significance of the Blockley Retreat Farm.

Through this facade of neglect, however, the house reveals more prosperous days when its grounds were tended to, its exterior ornamental trim was freshly painted, and fashionable window treatments hung inside. The existence of nearly ninety percent of intact original building fabric, albeit in poor condition, is evidence of this period. The original eighteenth century architectural details and the history of the Blockley Retreat Farm are factors which influence the building's survival into the future.

The analysis of the current conditions of the house is divided into three subject areas: the horizontal closure system; the vertical closure system; and interior finishes. Although not assessed, deficiencies in the structural, climate control, electrical and sanitary systems are evident in the assessment of the three subject areas.¹²¹ The horizontal and vertical closure systems are analyzed in an exterior conditions survey and the interior finishes are analyzed in an interior conditions survey (See Appendix I).

¹²¹ Samuel Y. Harris, Associate Professor, University of Pennsylvania, Graduate Program in Historic Preservation, Building Pathology, Lectures: Session: 7: Building Systems Introduction, February 27, 1998. Harris discusses six building systems that should be observed while conducting a conditions survey: horizontal closure, vertical closure, structural, climate control, power and electric, and sanitary. Although finishes, furnishings and fixtures (FFF) are not categorized, they are equally important since FFF deterioration mechanisms are generally a response to the failure of one the six building systems.

The conditions of the horizontal and vertical systems and interior finishes are directly linked to deterioration mechanisms. Deterioration mechanisms are a function of material properties and surrounding environmental conditions. They are inherently progressive and unless there is intervention, will grow exponentially until an entire system fails.¹²² In preparing the exterior and interior conditions surveys typical deterioration mechanisms are noted and conclusions drawn about their combined effects on the general condition of the house.

Exterior Conditions Survey (See Appendix I)

The responsibility of the *horizontal closure system* is to collect, transport and dispose of water. It is perhaps the most important system of the building. It sheds water away from the site and reduces its damaging effects on the structure. There are several components integral to the success of the horizontal closure system including the roof, gutters, downspouts and site drainage at grade. A progressive deterioration mechanism in the horizontal closure system will result in negative consequences for the entire structure.¹²³

Since deterioration mechanisms in horizontal closure systems are inclusively destructive, its components are often the first areas of mitigation. In the summer of 1997, the existing asphalt shingle roof of the house was replaced with a new GAF Timberline 30-Year Certainteed asphalt shingle system. The roof, therefore, is currently in excellent

¹²² Harris, Session 2: Establishing the Boundaries: Climate and Weather, January 23, 1998.

¹²³ Harris, Session 7: Building Systems Introduction, February 27, 1998.

condition.¹²⁴

On the other hand, the remaining components of the horizontal closure system such as the gutters, downspouts and site drainage are either nonexistent or defective. The copper gutter is somewhat successful in collecting water shed from the roof, however, once the water is collected there is only one downspout to transport it. This existing downspout is constructed of galvanized aluminum and has become the sacrificial material to the more noble copper gutter. As a result, the aluminum downspout has corroded and is no longer an effective component of the horizontal closure system.¹²⁵

The deterioration mechanism of the horizontal closure system is a result of these defective and nonexistent downspouts as well as the result of a nonexistent means of diverting water from the building foundation. As water is released from the gutter, it saturates a large portion of the exterior face of the masonry. This process has set up an array of deterioration mechanisms that in turn have become destructive to the vertical closure system.

¹²⁴ Algie, March 4, 1998.

¹²⁵ Harris, Session 6: Building Material Intervention, February 20, 1998. Sacrificial corrosion of aluminum down spouts to more noble copper gutters is a typical problem in historic properties. Copper downspouts are often stolen for their high value. As a result, owners replace them with less expensive and less noble aluminum down spouts. The cycle of corrosion versus the high expense of copper down spout replacement is a difficult problem.



Figure 23 Missing Downspout. Ground Conditions and Masonry Saturation. 1998
Photograph by Author

The *vertical closure system* consists of masonry walls and wood doors and windows. These materials work together to provide a continuous barrier against damaging effects of the environment.¹²⁶ The conditions of the masonry and wood are caused by several factors including material saturation caused by a defective horizontal

¹²⁶ Harris, Session 7: Building Systems Introduction, February 27, 1998.

closure system, inappropriate material intervention, or lack thereof, and naturally occurring environmental processes.

In general, the masonry is the most deteriorated and inappropriately altered material of the house. Masonry walls will not survive in the pristine condition in which they were laid nearly two hundred years ago. However, the natural tendency of masonry to deteriorate has been exacerbated by the man-made environment, inappropriate interventions, and lack of mitigation. The results are mechanical and aesthetic.

The first deterioration mechanism of the masonry walls is brick saturation through capillary rise. Capillary rise is the suction of water through connected pores of the brick. The smaller the pore size the higher the rise. Soluble salts, which have been transported into the brick via water, are concentrated at the areas of evaporation. These areas are seen pronounced at the corners of the north and south facades as a whitish haze. This phenomenon as it occurs at the surface of masonry is defined as efflorescence. Soluble salts continuously attract water and the destructive cycle of capillary rise continues until intervention attempts to reverse it.¹²⁷

¹²⁷ Bernard M. Fielden. *Conservation of Historic Buildings*. Boston: Butterworth Architecture, 1994: 99.



Figure 24 Brick Saturation Through Capillary Rise,
Efflorescence and Mortar Erosion, 1998
Photograph by Author

Brick saturation through capillary rise also causes spalling, the second deterioration mechanism of the masonry walls. Spalling has occurred predominantly on bricks that were either poorly placed in the kiln or composed of poor clay; either case has produced an inferior brick. As soluble salt crystals expand and contract during freeze-thaw cycles, the exerted pressure forces the outer layer of brick to spall, or break off. This deterioration mechanism is advanced by the accumulation of various incompatible

mortar pointing campaigns.

Mechanically, the new cementitious pointing mortar is harder than the original eighteenth century handmade bricks. The bricks expand and contract through hygroscopic and thermal expansion and the new pointing mortar, which should be the sacrificial material, causes the outer surface of the brick to spall. Once this protective layer has been detached, the interior and more susceptible portion is exposed to the elements and a cycle of brick saturation and spalling is developed.¹²⁸

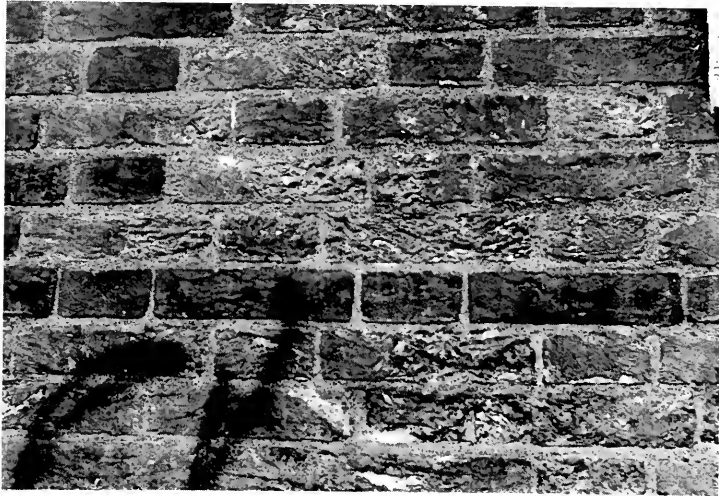


Figure 25 Spalling Caused by Brick Saturation Through Capillary Rise. 1998
Photograph by Author

¹²⁸ Anne E. Grimmer, *A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments*, Washington D.C.: U.S. Department of the Interior, National Park Service, 1984: 20.

Aesthetically, the numerous pointing campaigns have resulted in irregular patterns along the building elevations. Adding to this awkward appearance, are areas where new bricks differing in color from those of the original have been used to fill in window openings and other masonry openings left from exterior alterations. The assumption is that the mechanical properties of the new brick differ from those of the original; however, there is no visible deterioration mechanism caused by these differing mechanical properties. Therefore, this inappropriate alteration is merely an issue of aesthetics.



Figure 26 Inappropriate Masonry Infill, 1998
Photograph by Author

Brick saturation through capillary rise has also caused a number of other deterioration mechanisms such as biological growth and marble exfoliation. At the base of the house rising damp has stimulated biological growth. This is especially true on the northern elevation where the masonry is not exposed to direct sunlight. Capillary rise has also taken its toll on the decorative marble banding course. The marble has become saturated and as a result, the process of exfoliation, or the flaking off of surface stone, has been initiated in a few isolated areas.¹²⁹

Second to the masonry, the next most deteriorated material of the vertical closure system is wood. Window sash, doors, window and door frames, sills and the cornice all suffer from the absence a protective coating of paint, and in severe cases have rotted beyond any sort of mitigative repair. Chipping paint and exposed rotting surfaces pose aesthetic as well as mechanical problems.

The deteriorating wood-framed windows threaten the protective barrier capabilities of the vertical closure system. In winter months cold drafts can be felt from the windows and in some cases the only protective barrier against exterior elements are interior storm windows. The deterioration mechanism of the windows, which has been advanced by lack of intervention, has caused the natural tendency of wood to rot in contact with water.

¹²⁹ Ibid, 13.



Figure 27 Wood Cornice Deterioration, 1998
Photograph by Author



Figure 28 Wood Window Sill Deterioration, 1998
Photograph by Author

Interior Conditions Survey (See Appendix I)

Similar to the horizontal and vertical closure systems, the deterioration mechanisms of the interior finishes are a result of the manmade environment, inappropriate interventions, and lack of mitigation. Many of the interior conditions are superficial. However, there are several conditions that severely alter the original interior fabric or are evidence of underlying problems within the major building systems.

The most notable deterioration mechanism of the interior is water damage. This mechanism is due to the addition of obtrusive climate control and sanitary systems and to the migration of water from saturated exterior bricks to interior plaster and lath walls. While the results inside are generally aesthetic (although some of the wood moldings have been destroyed), the evidence points to the larger scale deterioration of sanitary, climate control, vertical and horizontal closure systems.

The second issue concerning interior finishes is not a result of natural deterioration mechanisms. It is the alteration, destruction and removal of interior fabric by man. This includes vandalism, the removal of decorative wood moldings, the addition of new floor coverings over original heart pine floors, the addition of new walls and doors, and the filling in of original interior and exterior openings. These obtrusive alterations have sacrificed the character of the house and are not consistent with an awareness of the architectural and historical significance of the property .

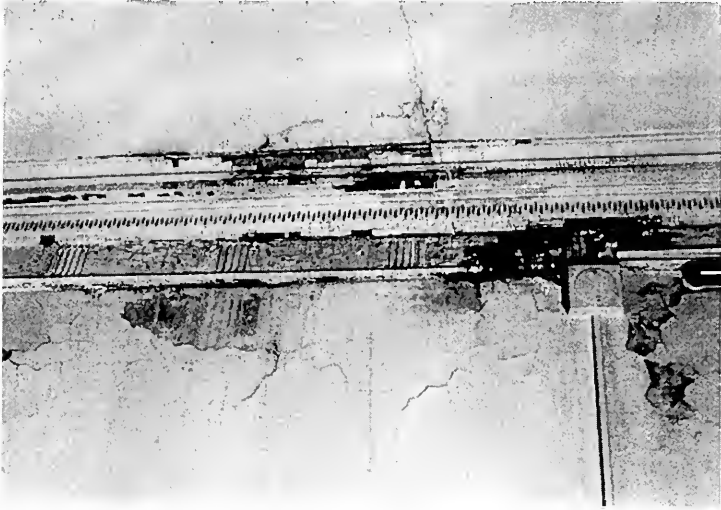


Figure 29 Deterioration of Interior Wood Cornice, 1998
Photograph by Author



Figure 30 Deterioration of Ceiling Plaster Due to
Inappropriate Mechanical System, 1998
Photograph by Author

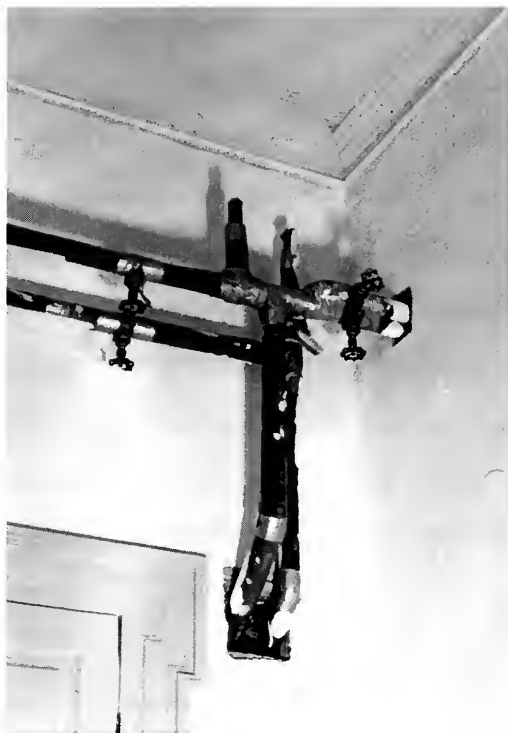


Figure 31 Destruction of Building Fabric Due to Inappropriate Mechanical System, 1998
Photograph by Author

Since the City of Philadelphia has owned the property several alterations have been made to the exterior and interior of the mansion house and its surrounding landscape. Many of these alterations have severely altered the historic fabric of the house and its once pastoral setting. Just as damaging is the lack of upkeep of these changes. This, combined with a multitude of societal pressures in West Philadelphia, has contributed to the house's current state of distress. However, the mansion house is used

each day by people who are optimistic about its future, and with the funds to rehabilitate or restore it, its survival will be secured.

Recommendations for Emergency Stabilization, General Repairs and Maintenance

The following recommendations are based on the principle of minimum intervention and reversibility. Where possible, existing building fabric should be conserved rather than replaced. Only in situations where there is complete loss or failure of a building material or component, such as missing or seriously deteriorated sash or severely eroded bricks, should there be replacement. If replacement is required, new materials should be in kind and match the original material in mechanical properties, configurations, size and color.

Emergency Stabilization: 6-12 Months

Typical to all structures that have fallen into disrepair, the mansion house exhibits elements that demand immediate attention, such as deteriorated components of the horizontal closure system and wood windows in the vertical closure system. It is critical that these components be repaired within the next year if the house is to be brought to manageable and maintainable standards.

Horizontal Closure System: Gutters, Downspouts and Site Drainage:

The critical components of the horizontal closure system include all rain shedding devices such as the roof, gutters, downspouts and site drainage. Fortunately, the roof has recently been replaced with new asphalt shingles. However, the remaining integral parts of this system are badly deteriorated or missing altogether.

The damaged copper gutters should be repaired and the missing downspouts replaced. For practical reasons, however, it might be advisable to use anodized aluminum replacement components which may be painted to be aesthetically compatible with the building.¹³⁰

Precast concrete splash blocks should be installed at the base of each downspout to spread the water and divert it away from the foundation. At the ground level along the eave line, crushed stone should be placed to prevent soil erosion and mud spotting along foundation walls.¹³¹

Vertical Closure System: Wood Windows:

The vertical closure system is composed of several key elements such as walls, doors, windows and sealants which act together to provide a barrier against rain, wind and intruders. Although the masonry walls and wood doors need repair, the wood windows demand the most immediate attention. In the worst case, windows are missing

¹³⁰ Edward Allen, *Fundamentals of Building Construction: Materials and Methods*, Second Edition, New York: John Wiley & Sons, 1990: 681, 775.

¹³¹ Ibid, 182.

altogether or have deteriorated beyond mitigative repair, requiring complete replacement. The deteriorated state of these windows have compromised the vertical closure allowing cold drafts and water into the house.

The major deterioration mechanism of the wood windows is dry rot. Dry rot is a fungus that thrives on the cellulose of wood, especially in unventilated areas such as imbedded lintels and sills. At the mansion house it is most prominent at the bottom of frames and along sills. The lack of a protective coating of paint has advanced this problem.¹³²

Where there is complete loss of window sash or individual glass panels, allowing exterior elements into the house, either new temporary panels of polycarbonate or acrylic glazing should be set within the frame or the existing acrylic panels should be repaired. A thorough inspection of each window should be undertaken to determine alternatives for sash replacement and repair. While it is desirable to retain as much historic fabric as possible, frames and sash which have deteriorated beyond mitigative repair should be replaced with new wood windows fabricated to match the original. A few frames and sash can be conserved through wood consolidation with synthetic resins, partial replacement of wood members and glass replacement. Where windows are conserved through partial replacement, also known as replacement in kind, the new wood should match the old in species, quality, cut, color and grain direction.¹³³ Wire mesh lights which

¹³² Feilden, 133.

¹³³ Martin Weaver, *Conserving Buildings: Guide to Techniques and Materials*, New York: John Wiley & Sons, Inc., 1993; 40, 42.

have been used to replace original lights should be replaced with plain glass lights.

General Repairs: 1-5 Years

After emergency stabilization has taken place, general overall repairs must be undertaken to bring the house back to an acceptable condition. If these general repairs are not made, deteriorated materials such as brick masonry will continue to regress into a deteriorated state, compromising the aesthetic qualities of the exterior and interior finishes. The following general repairs should be made within the next one to five years.

Vertical Closure System: Masonry Walls:

As described in Chapter Three and in the conditions survey, the exterior masonry walls have an array of deterioration mechanisms including spalling, brick saturation through capillary rise, exfoliation, biological growth, pitting, cracking and severe mortar erosion. Inappropriate alterations, graffiti, paint and tar residue also compromise the aesthetic qualities of the house. Many of these deterioration mechanisms such as brick saturation will be eliminated with emergency stabilization of the horizontal closure system (the roof, gutters, downspouts and site drainage). Additional repairs, however, will be necessary to prevent further deterioration.

The general appearance and integrity of the original exterior masonry has also been compromised by several types of failure. One is significant mortar erosion, and another is damage (i.e. spalling) of brick, caused by a twentieth century pointing

campaign which installed mortar that is harder and more impermeable than the original eighteenth century brick. Both failure mechanisms have the potential to create extensive deterioration in the vertical closure system if not addressed.

To return the exterior walls to a more uniform appearance and halt the deterioration process, the brick work should be repointed. The mortar joints should be raked out by hand to either a reasonable depth for repointing or until sound mortar is encountered (i.e. a minimum of two and a half times the joint width).¹³⁴ Caution should be exercised, however, since removing hard portland cement mortars may damage the adjacent softer brick. If this occurs, alternative methods of mortar removal and repointing should be evaluated for these areas.¹³⁵ The raked joints should be repointed with new pointing mortar of lime and sulfate-resisting portland cement mix that matches the original in color and texture. Air entrainment additives should also be used in the mix to create resistance to damage from salt crystal expansion and freeze/thaw cycles. Most importantly, the new pointing mortar must be softer than the original eighteenth century bricks.¹³⁶

Where bricks have failed due to water saturation through capillary action (causing efflorescence and subflorescence) spalling and cracking, they should be replaced with

¹³⁴ Ian Cramb, *The Art of Stonemasonry*, Virginia: Betterway Publications, Inc., 1992: 147.

¹³⁵ In repairing the masonry at Stenton (Philadelphia), the architect ran into this similar situation. There, the contractors sawed out the middle portion of the cementitious mortar joint, leaving the mortar in contact with the brick, and inserted a small bed of new lime-based mortar. This new layer provided a cushioning effect for the bricks and allowed moisture out of the wall. Further research should be made to determine if this is a viable method for the mansion house if necessary.

¹³⁶ Weaver, 134-139.

new units matching the original in size, color, texture and mechanical properties. This process should be done discriminately to retain as much historic fabric as possible. Consolidation with synthetic resins is another option; however, there are no obvious candidates for this type of intervention (such as unique decorative brickwork), which is a rather invasive procedure that introduces new materials and may cause further deterioration.¹³⁷

With the emergency stabilization of the roof, gutters, downspouts and site drainage, many of the superficial mechanisms of the masonry such as biological growth and efflorescence will be stabilized. Once this stabilization has occurred, the metal stains, biological growth, graffiti, tar residue and efflorescence can be removed. There are two reasons for cleaning: one is aesthetic and the other is to prevent further deterioration of the masonry units caused by the spread of biological growth. Cleaning masonry can be problematic depending on what is to be removed. To achieve desirable results that are both aesthetically pleasing and not harmful to the masonry substrate, test patches should be made in obscured areas prior to large scale cleaning.

Each stain requires its own specific approach to removal. Since bricks are acid resistant, metallic stains such as those caused by the air conditioning window cages can be cleaned with weak acid solutions. The biological growth on the masonry is predominantly algae and can be removed with potable water and a natural bristle brush. Persisting algae stains can be removed with weak ammonia or chlorine solutions. For graffiti removal, it should be remembered that it will be difficult to completely remove all

¹³⁷ Ibid, 107-109.

traces of the graffiti. Where graffiti is superficial (for example, where it has been applied with a spray can or marker) removal with potable water and a mild detergent should be tried first. If this method fails, a paint remover (such as lacquer thinners and acetones or a methylene chloride-based remover) may be used. If the graffiti has penetrated deep within the masonry substrate and the two previous methods have failed, a poultice with a solvent mixture will be necessary. Large areas of tar residue left from the roofs of previous additions will require a poultice with an inorganic solvent. Finally, efflorescence can be removed with potable water and mild detergent.¹³⁸

Exterior and Interior Finishes:

The deterioration mechanisms of the exterior and interior finishes are caused by water. Finishes deteriorate as a response to larger scale problems such as missing downspouts, masonry saturation and plumbing failure. With the emergency stabilization of the horizontal closure systems and the repair of interior sanitary and climate control systems, the deterioration mechanisms of the interior finishes will be stabilized.

The next step is to stop further deterioration of the finishes and to bring their appearance to an acceptable level. The exterior denticulated cornice is in excellent condition considering its age. Most areas only require a coat of paint. Where components of the cornice are missing or have deteriorated beyond mitigative repair, new wood components should be installed to match the original. Wood consolidation with

¹³⁸ Anne E. Grimmer, *Keeping It Clean: Removing Exterior Dirt, Paint, Stains and Graffiti from Historic Masonry Buildings*, Washington, D.C.: U.S. Department of Interior, National Park Service, 1988: 22-27.

synthetic resins can be used to conserve elements that exhibit initial deterioration.

Interior wood cornices and moldings should be repaired in the same manner. Interior paint and plaster should be patched and prepared for paint.

Where historical finishes such as doors and moldings have been destroyed due to inappropriate alterations and vandalism, they should be replaced to match the original. Inappropriate floor coverings such as vinyl tile, sub-floors and carpet, should be taken up and the original pine floors restored. The most obtrusive alteration to the interior finishes is the present climate control system. This system, which has been invasive to historic fabric in its path, and the sanitary (plumbing) system should be further studied and upgraded to more acceptable standards.

General Repairs Wish List:

Thus far, recommendations have been made for the *rehabilitation* of the mansion house. However, previous chapters have established that the house is highly significant both historically and architecturally, and therefore, it is a strong candidate for restoration. While it is understood that complete restoration may not be appropriate under current use and ownership, the following suggestions are offered as a wish list of items that can "preserve and reveal the aesthetic and historic value of the (house)...based on respect for original material and authentic documents."¹³⁹

The most significant exterior element of the mansion house was the colonnaded

¹³⁹ International Charter for the Conservation and Restoration of Monuments and Sites, Venice; International Council on Monuments and Sites, 1966: Article 9.

portico which was demolished in the early 1960s. The original colonnaded portico (or piazza) should, therefore, be reconstructed at the south elevation matching the original as it was described in the 1835 fire insurance survey and shown in the c.1820 watercolor. Although this reconstruction will be a costly endeavor, it will aid in preserving the original aesthetic of the house.

The elimination of the windows on the east and west elevations during the 1970s has had a dramatic affect on the overall appearance of the house. Not only has this alteration aesthetically disrupted the exterior but it has also reduced the amount of natural air and daylight inside. These windows should be reinstalled keeping with the character of the original design intent of the house: a less ornamented facade on the east elevation and a highly decorated facade on the west elevation with keystones and flat arches.

On the north elevation, replacement bricks installed by the city during the removal of the two-story addition are incompatible with the original bricks in color and texture, and compromise the uniformity of the facade. These bricks should be replaced with new masonry units matching the original in size, color, texture and mechanical properties. If possible, this should be done concurrently with repointing. Also on the north facade, the existing pedimented door hood should be replaced with a portico with a pedimented roof supported by two turned columns as shown in the c.1820 watercolor.

The original features of the interior of the mansion house are largely intact. The missing wood mantle in room 103 is missing and should be replaced. The double parlor (rooms 102 and 103) should be reopened and its ceiling medallions restored. An

historical color scheme should be reincorporated into the paint finishes; however, the chosen period is debatable.

Finally, the 1960s addition on the west elevation should be removed. It is unsympathetic to the original design intent and does not "preserve and reveal the aesthetic and historic value" of the mansion house. If additional space is required by the owner for the operation of the property a detached structure should be designed and located in a sensitive manner.

Maintenance: Over the Long Haul

Rehabilitation efforts will be deemed ineffective if the mansion house is not maintained. Unfortunately, general maintenance is often the forgotten ingredient in the overall scheme of a building's revitalization. Since building materials naturally deteriorate, a preventive maintenance plan, which addresses deterioration by servicing building materials and systems before emergencies occur must be established. Maintenance is not only important for the prevention of building material deterioration but it also sends a positive statement to the community.

The components of the horizontal closure system often require the most amount of attention. Missing or blocked gutters and downspouts will have serious consequences on the mansion house as a whole; current deterioration mechanisms are proof of this. If leaks are spotted in the roof by the staff or occupants of the house, they should be reported to the site leader immediately. The roof, gutters, downspouts and site drainage

should be inspected quarterly and all gutters, down spouts and site drainpipes must be cleaned out in the autumn and spring. Repairing damaged components of the horizontal closure system immediately after the mechanism is sighted is of absolute importance to the longevity of the house.

Windows and doors are also important in keeping out water, wind and unwanted guests. Therefore, these items should be checked quarterly for deterioration mechanisms. Window lights should be cleaned and checked for cracks, and locking devices and weather stripping of all exterior doors should be checked for defects. Again, if leaks are spotted in the windows or doors by the staff or occupants of the house, they should be reported to the site leader and remedied immediately.

The staff and occupants interact with the house on a daily basis. Therefore, they will be the best resource in reporting immediate problems such as graffiti, site debris, leaks, and fallen masonry. The staff and occupants should be asked to report these problems on a daily basis. It is crucial that these issues are resolved, as an unkempt site will attract further deterioration.¹⁴⁰

Finally, the condition of the house should be evaluated by a professional architect, or engineer every five years. A report noting structural deficiencies, defects in the masonry walls, rotted exterior trim, etc. should be developed at that time. The most essential components of a preventive maintenance plan are funding and immediate repair

¹⁴⁰ Fielden, 224-226.

of the defective materials and systems. If a preventive maintenance plan is implemented in an efficient manner and is operated on a manageable budget, the mansion house will be successfully sustained.

CONCLUSION: THE FUTURE

The historical and architectural significance of the mansion house of the Blockley Retreat Farm has clearly been established. It is now appropriate for the City of Philadelphia to secure the funds required to implement the buildings' rehabilitation and/or restoration in order to sustain community support for its continued preservation and use. Since the mansion house exhibits great cultural significance and is highly utilized by the public, it is a perfect candidate for a Keystone Historic Preservation Grant. This is one of several avenues through which financial support can be acquired for its revitalization. To maintain public support for the mansion house, the owners and occupants must recognize its historical and architectural value and accept that they represent the next generation in its extraordinary history.

The mansion house should also be supported by the local preservation community through a nomination to the National Register of Historic Places. Although the mansion house is presently listed with the Philadelphia Historical Commission, which provides the strongest protection against demolition and inappropriate alterations, a listing with the National Register will strengthen its place in Philadelphia history and secure national recognition.

It is sincerely hoped that this thesis will not only provide the essential documentation to establish the building's historical and architectural significance, but also provide motivation for the owners and community to begin efforts for its

revitalization. The mansion house and surrounding landscape is a West Philadelphia treasure which should not be dismissed or overlooked simply because of location or current condition. It is one of the few surviving reminders of the late eighteenth and early nineteenth century gentlemen farming culture, it was the hub of activity for one of America's greatest nineteenth century mental institutions, and finally, at this crucial point in history, it is a haven for children faced with the challenging societal pressures of twentieth century urban life. In light of this, the mansion house demands renewed attention and recognition.

APPENDIX A: CHAIN OF TITLE

January 15, 1796

Mortgage Book X, No. 20, pages 407-411

"This Indenture made the fifteenth day of January in the Year of Our Lord One Thousand Seven hundred and Ninety six Between Matthew McConnell of the City of Philadelphia Merchant of the One part and the Insurance Company of the State of Pennsylvania of the other part Whereas the said Matthew McConnell in and by a Certain Bond or Obligation under his hand and seal duly executed bearinge even date here with Standeth Bound unto the Insurance Company of the State of Pennsylvania in the [Penat?] sum of sixteen thousand Dollars Lawful Money of the United States of America conditioned for the Payment of Eight Thousand Dollars lawful money aforesaid on the Sixteenth Day of January in the year one thousand seven hundred and ninety [seven?] Together with Lawful Interest for the same to be paid Half Yearly The first Payment of the said Half Yearly Interest to be made on the Sixteenth day of July next ensuing the date here of us in and by the said recited Bond or Obligation and the Condition thereof [elation?] being thereunto had may appear Now This Indenture Witnessed that the said Matthew McConnell for and in Consideration as well of the aforesaid Debt of principal sum of Eight Thousand Dollars Lawful Money aforesaid and for the better seeming the Payment thereof with its Interest unto the Insurance Company of the State of Pennsylvania their Certain Attorney Successors and Assigns undischARGE of the said recited Bond or Obligation as for and in Consideration of the Sum of five [shillings?] unto him well and trully paid by the Insurance Company of the State of Pennsylvania at or before the Sealing and Delivery [hereof] the Receipt [whereof] is hereby acknowledged Hath Granted bargained and sell Release and Confirm unto the Insurance Company of the State of Pennsylvania and to their Successors and assigns A Certain Messuage or Tenement and Six Contiguous Tracts or pieces of land and Meadow Ground situate lying and being in the Township of Blockley in the County of Philadelphia."

June 26, 1806

Sheriff's Sale Deed Book E, pages 127-130

Deed Book EF, No. 28, pages 629-632

The Insurance Company of the State of Pennsylvania versus Matthew McConnell
Deed to
Paul Busti Esquire

"The twenty sixth day of June Anno Domini 1806 John Parker Esquire Sheriff of the City and County of Philadelphia acknowledged in open Court a Deed Poll, bearing date the twenty sixth day of June Anno Domini 1806 for conveying unto Paul Busti of the City of Philadelphia Esquire for the consideration of Fourteen thousand five hundred Dollars. All that certain Messuage or Tenement and six contiguous tracts or pieces of Land and Meadow ground, situate in the Township of Blockley in the County of Philadelphia, One of them beginning at a stake on the Southerly side of a road leading from Philadelphia to Haverford, thence by the said Road the four following courses and distances, to wit, South Seventy Seven, and three quarters degrees east, thirty one perches and four tenths of a perch to another stake; then north thirty one degrees east, thirteen Perches to another stake; then crossing the Mill Creek, south Eighty degrees, east, seventy nine Perches to another stake, and then eighty six and one half degrees east, thirty five perches to another stake; thence by Land late of Stephen Watts, South three and one half degrees east, twenty three perches to another stake, thence by land of Richard [Orean?], and by land hereinafter described, late of Joseph, George and David Rose, south Eighty Eight and one half degrees west, one hundred and fifty Eight Perches, crossing the said creek to another stake; thence by other Land hereinafter described, which Richard Mason and wife granted to the said David Rose, north ten degrees east, thirty four Perches and eight tenths of a Perch to the place of Beginning, containing twenty six acres and one hundred and three perches. One other of them beginning at a black oak in the line of Land late of Peter Gardiner, deceased, thence by Land hereinafter described late of the said David Rose, the three following courses and distances, to wit, [noth] twenty six and one half degrees east, twenty two perches to another Black Oak; then crossing the aforesaid Mill Creek, north sixty five and one half degrees west; eighteen perches and three tenths of a perch to a hickory; and then south twenty six and one half degrees west, thirty two perches and six tenths of a Perch to a stake; and thence by the aforesaid Land late of Peter Gardiner deceased; crossing the said Mill Creek, north Eighty four and one quarter degrees east, twenty one perches and one tenth of a Perch to the place of Beginning containing three acres and twenty Perches, One other of them beginning at a marked hickory for a corner, in the line of Land lated of the said Peter Gardiner deceased; thence by the same south Eighty four and one quarter degrees west, forty five perches to a stake, thence by a line of

marked trees, dividing this piece of Land from Land late of Thomas Willing and [Tench?] Frances, north one and one quarter degrees west fifty six perches to a stake in the line of land now [a] late belonging to the heirs of Ralph Asheton, deceased, thence by the same north Eighty eight degrees and forty minutes east, forty four Perches to a stake, thence by a line of marked trees dividing this piece from Land late of the said Thomas Willing and [Tench?] Francis, south one degree and an half east; fifty three Perches to the place of beginning - Containing fifteen acres one other of them beginning at a hickory tree standing in the line of Francis Ashetons land, being a corner of Land above described, late of Richard Mason; thence by the same south one degree and an half east, sixty four perches and three fourths of a Perch to a stake; thence north eighty four and one quarter degrees east, fifty three Perches and seven tenths of a Perch to a stake, thence by other Land above described also late of the said Richard Mason, the three following courses and distances [viz:?] North twenty six degrees and one half east, thirty Five Perches and Six tenths of a Perch to a hickory; South sixty five degrees and one half east, eighteen Perches and three tenths of a perch to a black Oak; thence South twenty five and one half degrees west twenty two perches to an old marked Black Oak; thence by Land late of John (or Peter) Gardiner, deceased, north eighty four and one quarter degrees east, forty Perches and an half to a stake; thence by the last above described piece of Land late of Joseph George, north one degree and a quarter west, fifty six perches to a stake; thence along the said Ashetons Land; South eighty eight degrees forty minutes west, one hundred and eighteen perches and an half to the place of beginning. Containing forty acres and one hundred and forty five Perches strict measure. One other of them beginning at a stake on the southerly side of the aforesaid road leading from Philadelphia to Haverford, thence by the tract of land next hereinafter described late of Edward Shippen, South ten degrees west forty two perches and Eight tenths to a stake, thence by the said last above described tract, north eighty eight degrees east, twenty perches to a stake; thence by land late of Thomas Harrison, above described north ten degrees East thirty four perches and eight tenths to a stake on the side of the said road thence along the said road the two following courses and distances [viz:?] north seventy seven degrees and three quarters west, eight perches and five tenths to a stake, and north sixty one degrees and a quarter west, twelve perches to the place of beginning. Containing four acres and one hundred and twenty nine perches, and the other of them Beginning at a stake on the southerly side of the aforesaid Road leading from Philadelphia to Haverford; thence by the last above described piece of Land south ten degrees west forty two perches and eight tenth parts of a Perch to a stake; thence by the other piece of Land last but one above described, the two following courses and distances, [viz:?] South eighty seven degrees and an half west, nineteen perches and two tenths of a perch to a marked tree, and thence South four degrees and one half west, sixty four perches and nine tenths of a Perch to another stake, thence by

Land late of Peter Gardiner deceased, South Eighty four degrees west, fourteen Perches and nine tenths of a perch to another stake; thence by Land granted to Robert [Corry?], north three degrees and an half west, one hundred and thirty six perches and two tenths of a perch to another stake by the side of the Haverford Road aforesaid; thence along the same road south sixty one degrees and one quarter East, fifty five perches and an half to the place of Beginning. Containing twenty one acres and one hundred and eight perches which said six tracts contain altogether One hundred and twelve acres and twenty five perches of Land, being the same Premises which Thomas Harrison of the City of Philadelphia Taylor and Sarah his wife by Indenture dated the Eleventh day of the Second month, called February, in the year of our Lord one thousand seven hundred and ninety four, granted unto the said Matthew McConnell in fee Together with the appurtenances. To have and to hold the same unto the said Paul Busti his heirs and assigns to his and their only proper use and behoof forever which Premises being late the Estate of Matthew McConnell were taken in execution and sold by the said Sheriff to the said Paul Busti he being the highest bidder for the same at a Public Auction or [Vendue?] thereof by virtue of a writ of [Levavi] Facias tested at Philadelphia the Eighth day of March last at the Suit of The Insurance Company of the State of Pennsylvania."

February 22, 1808

Deed Book EF, No. 28, pages 632-634

Thomas McEuen
to
Paul Busti

"This Indenture Made the Twenty second Day of February in the Year of our Lord One thousand eight hundred and eight Between Thomas McEuen of the City of Philadelphia Esquire of the one part and Paul Busti of the City of Philadelphia Gentleman of the other part Whereas Jonathan Penrose late High Sheriff of and for the City and County of Philadelphia by Deed Poll dated the Twenty eighth Day of March one thousand seven hundred and ninety nine granted and conveyed unto the said Thomas McEuen in fee A certain Plantation and Tract of Land called "Mill Creek Farm" situate in Blockley Township in the County of Philadelphia Together with the Appurtenances Subject to a Certain Mortgage given by Matthew McConnell to the Insurance Company of Pennsylvania for the payment of a Debt or principal Sum of Eight thousand Dollars with the Interest and Whereas the said Thomas McEuen and Annah his Wife by Indenture bearing date the second Day of July one thousand seven hundred and ninety nine Recorded at Philadelphia granted and conveyed unto William Parkinson of Blockley Township

aforesaid in fee a certain part of the aforesaid plantation called "Mill Creek Farm" Together with the Appurtenances subject to the payment of the aforesaid Mortgage Debt principal and Interest and for non-payment of the said Debt upon a suit brought on the said Mortgage in the Court of Common Pleas for the County of Philadelphia the whole of the aforesaid Plantation called "Mill Creek Farm" was seized and taken in Execution and sold and John Barker Esquire late High Sheriff for the City and County of Philadelphia by Deed Poll bearing date the twenty sixth Day of June one thousand eight hundred and six duly Acknowledged in open Court of Common Pleas and entered among the records of the said Court in Book E page 127 [] granted and conveyed the whole of the said Mill Creek Farm with the appurtenances unto the said Paul Busti in fee And Whereas the said Paul Busti hath purchased all the right and Interest if any which he the said Thomas McEuen Might have of and in the hereinafter described Lot of Ten acres and one hundred and Thirty nine perches part of the aforesaid Mill Creek Farm which had not been conveyed by him the said Thomas McEuen and Wife to the said William Parkinson in and by the above recited Indenture but which Lot is included in the Grant and Conveyance aforesaid made by the said John Barker to him the said Paul Busti Now this Indenture Witnesseth that the said Thomas McEuen for and in Consideration of the sum of six hundred Dollars lawful money of the United States unto him at or before the Sealing and Delivery hereof by the said Paul Busti well and truly paid the receipt whereof is hereby acknowledged hath granted remised released and forever quit claimed and by these presents doth grant remise release and forever quit claim unto the said Paul Busti and to his Heirs and Assigns All the Estate right Title and Interest of him the said Thomas McEuen in Law Equity or otherwise [howsoever] of and in All that the aforesaid Lot or piece of Land part of the aforesaid Plantation called "Mill Creek Farm" Situate in Blockley Township in the County of Philadelphia Beginning at a Stake in the Middle of the West Chester Road thence extending by the Middle of the said road South seventy nine degrees East about seventy four perches and Eight tenths of a perch to a Stake thence by other Land of the said Paul Busti South thirteen degrees West fourteen perches and two tenths of a perch to a Stake in the line of [Brisbens?] land thence by the same South eighty three Degrees twenty Minutes West sixty seven perches and seven tenths of a perch to a Stake thence by George Ogdens Land North four degrees and three quarter west thirty five perches and Seven tenths of a perch to the place of beginning containing Ten Acres and one hundred and thirty nine perches be the same more or less Together with all and singular the rights Numbers and Appurtenances whatsoever thereunto belonging or in anywise Appertaining and the Reversions Remainders Rents Issues and Profits thereof To have and to hold the said described Lot or piece of Land Hereditaments and Premises hereby released or mentioned and intended so to be with the Appurtenances unto the said Paul Busti his Heirs and Assigns To and for the only proper Use and Behoof of the said Paul Busti his Heirs and

Assigns forever so that neither he the said Thomas McEuen or his Heirs or any person or persons whatsoever lawfully claiming or to claim by from or under him or them or any of them shall at any Time hereafter forever have claim challenge or Demand any Estate right Title or Interest of in or to the Premises hereby released or any part thereof but of and from all such Claims and Demands Shall be barred and forever excluded by Virtue of these presents In Witness Whereof the said [partie] have interchangeably set their Hands and Seals hereunto Dated the Day and Year first above written. Sealed and Delivered in the [precence] of us Wm. Davidson. Thos. Hale - Thomas McEuen. Received the Day of the Date of the above written Indenture of the above named Paul Busti the Sum of Six hundred Dollars being the full Consideration Money above Mentioned. Witness Wm Davidson. Thos. Hale - Thomas McEuen The twenty second Day of February A.D. 1808 Before me the Subscriber one of the Aldermen of the City of Philadelphia came the above named Thomas McEuen and in due form of Law Acknowledged the above Written Indenture to be his Act and Deed and desired the same might be recorded as such Witness my Hand and Seal the Day and Year aforesaid. - Saml. Carswell. Recorded the 29th Day of April 1808."

APPENDIX B: FIRE INSURANCE SURVEYS

*SURVEY made December 30th 1835 - and reported to the
Franklin Fire Insurance Company of Philadelphia*

For the Contributors of the Pennsylvania Hospital a Two Story Brick dwelling House situate on the Southerly side of the Haverford Road in Blockley Township, County of Philadelphia and 1 1/2 miles from the High Street Permanent Bridge; Also a Two Story Brick Barn and Stable on the same Premises.

The Dwelling House is 54 feet front by 37 feet 6 in deep, Stone partition walls to [Garrett?] floor; Kitchen in the west end 16 light 9 by 11 window, and door inside pannel shutters and doors, dresser mantel shelf side closets in Pantry, in the adjoining room also finished as an eating room, heart floor and washboard in each, plain jamb casings and mouldings, cellar windows with sash in them all around, square steps and rizers to first-floor of Heart boards 3 feet going.

The first-Story has a Hall 10 feet wide in the centre, wainscoted, a door frame front, stone sill, square transom and 4 lights of glass, plank pannel door, paneled jambs, portico in front, 2 turned columns and pediment pitch to roof, wood plank steps [] platform, door frame with square transom, and 4 windows back, 4 windows in the East end and 3 in the west-end, and 4 windows in the north side or front. Brick partition wall each side of the Hall, plank framed doors and jambs, double faced architraves, and mouldings, [surface?] and washboard, windows all recessed to floor and paneled below, neat wood mantels, recess closets, wood cornice around the ceilings, the rooms on the east end having an Elliptical arch in the centre, coal grates to the fire places, heart pine floor and story 12 feet high; The stairs from the first-story to the garrett are open newell 3 ft. 10 inches going, open string, return nosings, turned ballusters, heart steps and rizers, paneled skirting, square steps and Quarter [paces?], mahogany handrail and half rail on the sides.

The Second Story has heart floor, story 12 feet high, Hall the same, 5-24 light 9 by 11 windows front, 5 ditto back the centre one used as a door on to the portico, 3 ditto west end and 2 ditto east end, all the windows recessed to floor and paneled below, double faced architraves, [surface?] and washboard paneled door jambs, plank [double?] worked pannel doors wood cornice to ceilings, side and recess closets and neat wood mantels inside clamped window shutters;

The [Garrett?] is [] [roomd] stud Partitions, single worked pannel doors, heart floor, and washboard, 3 plain wood mantels a 16 light 9 by 11 window in west gable end, broken pitch Roof 11 feet high thus [drawing is shown here], 3-12 light 9 by 11 Dormer windows front and 3 back with semicircular sash, ridge top to windows, cheeks all shingled, [straight?] flight of stairs and 4 winders to the roof of heart pine boards Cedar Shingles, copper gutters and conductors, trap door, wood eaves, [corniec] and bedmould, level cornice on ends and large cornice also Roof painted Red plain railing on the top each side of the flat and plain posts.

The Window Frames are all cased Frames with fancy heads and key over them, marble water table between first and second story windows, sashes all double hung, lined single worked pannel shutters to first story and venetian to Second Story all around; House all lathed and plastered; A portico the whole extent back, 6 turned columns to [it?] 11 feet high, yellow pine platform and plank steps in the [centre?] turned ballusters between the posts and filled in with planed boarding and sash having 8 by 10 glass, ends the same, neat eave, cornice and bedmould to it and cedar shingle roof the ceiling lined with planed boards.

The Stable and Barn is 57 feet 6 in. front by 35 feet deep, Brick floor throughout the first story and Brick partition walls, Stable at each end and carriage House in between, a door frame in each stable with Stone sill, square transom and 4 lights of glass and a window frame with venetian Blind and inside clamped Shutters front and back [2] large doors to carriage house lined ledge doors, 6 stalls, [racks] and [manger] in each Stable, a granary partitioned off back of the carriage house, [Binns] fitted up in it for grain and 2-12 light 8 by 10 windows in it back Story 10 feet high in the clear.

The Second Story has joist-framed into 2 poplar girders running lengthwise the whole extent of the building and resting on the partition walls, clean sap floors, story 8 ft. 6 in. high in the clear; a ladder from the Stables to the loft, 3 windows front and 3 back, 2 in the north end, [scantling?] frames and ledge shutters, 3 windows South end venetian blinds, and a circular window and fan sash each gable end

On Building, \$6,000 \$160
Policy and Incidental Expenses,.... 5
5000 on dwelling
1000 on barn & stable Dolls. 165

I acknowledge the within Survey to be correct.

Philadelphia, 30 day of Dec. 1835
[?]

Double pitch Roof 14 feet rise, cedar shingles, Tin gutters and conductors, Battlement walls, moulded Brick eave front and plain back; common rafters no collar beams, 2 purlins the whole extent supported from partition walls; all the walls are thirteen inches thick except the partition walls which are nine inches thick

DH [Flickwin?] Surveyor

[Drawings of house and barn to follow]

**A Copy of a ReSurvey made April 14th 1842 and reported to the
-Franklin Fire Insurance Company of Philadelphia-**

For the Contributors of the Pennsylvania Hospital a Two Story Brick dwelling House occupied by the Resident Physician, and situate on the Premises known as the Pennsylvania Hospital for the Insane, on the Southerly side of the Haverford Road in Blockley Twonship, Philadelphia County, one and a half miles from the High Street Permanent Bridge \$5000. Insured; Also a Two Story Brick Barn & Stable on the same Premises \$1000. Insured.

The Dwelling House is 54 feet front by 37 feet 6 in deep, Stone partition walls to garrett floor; a furnace in the cellar for heated air which appears to be safe; The Kitchen is in the west end, 16 light 9 by 11 window & door inside pannel shutters and doors, dresser, mantel shelf, side closets in Pantry in the adjoining room also finished as an eating room, heart floor and washboard in each, plain jamb casings and mouldings, cellar windows all around with sash in them, a flight of square steps & rizers to first floor of heart boards, 3 feet going.

The First Story has a Hall 10 feet wide in the centre, wainscoted, a door frame front, stone sill, square transom & 4 lights of glass, plank pannel door, paneled jambs, portico in front, 2 turned columns & pediment roof, wood plank steps & platform, a door frame with square transom, and 4 windows back, 4 windows East end, 3 ditto in West End, and 4 windows on North side or front all 24 light 9 by 11 glass. Brick partition wall each side of the Hall, plank pannel doors & jambs, double faced architraves, mouldings & [surface?] and washboard, the windows all recessed to floors paneled below, neat wood mantel each room, wood cornice around the ceilings, folding doors between the East rooms, coal grates in [2?] fire places, heart pine floor boards, story 12 feet high; The stairs from the first story to the garrett are open newell, 3 feet 10 in going, Open string, return nosings, turned ballusters, heart steps & rizers, paneled skirting, square steps & Quarter [paces?], mahogany painted handrail and half rail on the sides.

The Second Story has heart pine floor & is 12 feet high, Hall the same 5-24 light 9 by 11 windows front, 5 ditto back the centre one South Side used as a door on to the portico, 3 windows west end, and 2 ditto East End, all recessed to floor and paneled below, double faced architraves, [surface?] and washboard, pannel door jambs, double worked plank pannel doors, wood cornice to ceilings, side closet and neat wood mantel each room, inside clamped shutters to west rooms.

The Garrett is in 5 rooms, Stud & planed board partitions, single worked pannel doors, heart floor, washboard, 3 plain board wood mantels and closets in 3 rooms, a 16 light 9 by 11 window in west gable end and a 12 light in East End; Broken pitch roof 11 feet high thus [drawing is shown here], 3-12 light 9 by 11 Dormer windows front & back with semicircular sash, Ridge tops to the windows, cheeks all shingled, a straight flight of stairs & winders to the roof of heart pine boards, Cedar Shingles, Copper & Tin conductors and gutters, trap door, wood eaves cornice, modillions and bedmould, level cornice on ends and large cornice also, roof painted, and a plain railing on the top

each side of the flat, with plain posts to it.

The Window Frames are all cased frames with plain heads and marble key stones over them marble water table between first & second story windows, sash double hung, lined pannel shutters single worked to first-story and venetian shutters to Second Story & garrett windows, house lathed and plastered; A Portico the whole extent of the South front resting on Brick and Stone foundations, 6 turned columns to it 11 feet high, yellow pine platform, plank steps in the centre, turned ballusters between the posts and filled in with planed boarding and sash having 8 by 10 glass, ends the same, neat wood eave, cornice & bedmould, tin gutter and [spouts?], cedar shingle roof, and the ceiling lined with planed boards.

The Stable & Barn is 57 feet 6 in. front by 35 feet deep, Brick floor throughout the first story and brick partition walls, Stable at each end and carriage House in between, a door frame in each stable with Stone sill, square transom & 4 lights of glass and a window frame with venetian blind and inside clamped shutters front & back, [2] large doors to the carriage house, lined ledge doors, 6 stalls with sacks & [mangers] in each Stable; a granary partitioned off back of the carriage house, [Binns?] fitted up in it for grain and 2-12 light 8 by 10 windows in it back, Story 10 feet high in the clear.

The Second Story floor has Oak joist framed into 2 poplar girders running lengthwise of the Builidng and resting on the partition walls, clean sap floors, story 8 feet 6 in. high in the clear, ladder from the Stables to the loft, 3 windows front, 3 back and 2 in the north end, [scantling?] frames, ledge shutters, 2 windows in South end and a circular window & fan sash each gable end; Double pitch roof 14 feet rise cedar shingles, Tin gutters and conductors, battlement walls, moulded brick eave front & plain back; common rafters no collar beams, 2 purlins the whole extent supported from partition walls; The walls are 13 inches thick except the partition walls which are 9 inches thick

DH [Flickwin?] Surveyor

February 5th 1877

The alterations and additions made to dwelling consists of Enclosing the Portico at south front with sash in 8 x 10 lights with Entrance doors & c. opposite Hall.

[Their] has also been a 2 story vestibule & bath room built on North front of brick as plan marked with red ink first story has a pair of [7/u?] panel front doors folding plain cased frame & square transom over in 4 lights and a molded projecting head with corner brackets 2 windows in 12 lights 12 x 16 [] a [7/u?] vestibule door opening to main hall panel [] [] 2 light above & 4 light transom over story and finish same as main Hall. Second story over is Bath room has a [_anished] copper bath tub water closet washstand all [] cased story is 8 ft. finish same as main part moulded cornice & tin roof. [Their] has been a room partitioned off of Hall in second story south Front for a Dressing Room finish same as main part.

[First floor plan of dwelling and barn/stable follows]

February 5th 1877

The alterations and additions to stable consists of building a one story addition at End as marked on Plan with red ink has a Pair of ledge carriage house doors & a ledge stable door 2 windows in 12 lights-8 x 10 [] [wire?] inside 2 [horse?] stalls & plank floors [his?] story on south side about 9ft & about 14 feet next to old part slate roof.

Isaac K. [Persin?] Surveyor

Rec'd \$1.00

APPENDIX C: PAINT ANALYSIS

An interior paint analysis of the first floor finishes was conducted in an effort to determine whether the original late eighteenth century color scheme was monochrome or polychrome. Nine representative paint samples were taken from the woodwork of the first floor: two from the paneled skirting of the formal stair, three from a paneled door jamb, three from the wainscoting of the main hall, and one from a baseboard. These samples were extracted with a rounded edge exacto knife in obscure locations and embedded in "Bioplast," a polyester/methacrylate resin polymerized with a methyl ethyl ketone peroxide catalyst, at the Architectural Conservation Laboratory of the University of Pennsylvania. After the samples cured for twenty-four hours, they were sliced into thin sections with the "Buehler Isomet," a diamond edged saw blade. They were then mounted, polished and examined under the Nikon stereo microscope with a quartz halogen light source at 10x and 25x magnification. The colors of the first seven to seventeen layers were identified using the Munsell Color System. Photographs were taken at 10x magnification.

The first two layers of the applied decoration (Sample 1) and the first three layers of the paneling (Sample 2) of the *paneled skirting of the formal stair* are white to off-white in color. Therefore, the original color scheme of the paneled skirting was most likely monochrome. The third layer of the applied decoration and the fourth layer of the paneling are light blue green in color. This indicates a later application of color.

The hall side (Sample 3) and jamb side (Sample 4) of the *paneled door jamb* have

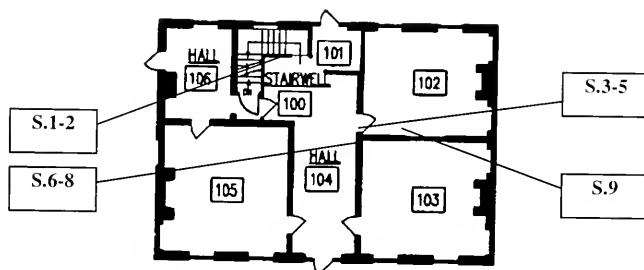
corresponding stratigraphies of color. Each location has several layers of white and off-white interrupted with one layer of off-white with red pigments and followed by a layer of light yellow. The next layers are one layer of white and two layers of light blue green consecutively. The room side (Sample 5) of the paneled door jamb also has several layers of white followed by a layer of light yellow. However, the layer of light yellow is followed by a layer of dark blue. This indicates that the room had a separate color scheme.

The surbase top (Sample 6), trim (Sample 7), and panel (Sample 8) of the *wainscoting of the main hall* also have corresponding stratigraphies of color. Each location has several layers of white and off-white followed by three layers of light blue green and a layer of light blue. This pattern of color is similar to that of the paneled skirting of the formal stair. The *baseboard* (Sample 9) has several layers of white and off-white followed by a layer of light yellow. The next three layers are black, brown and black consecutively.

Therefore, the original late eighteenth century color scheme was most likely monochrome with all interior woodwork painted white. The first indication of color (light yellow) is seen on each side of the paneled door jamb. This color was popular in the late eighteenth and early nineteenth centuries,¹⁴¹ and may have been applied to accent the paneled door jambs by Paul Busti when he purchased the property in 1806. The next indication of color (light blue green) is seen on the paneled skirting of the formal stair,

¹⁴¹ Richard M. Candee, *Housepaints in Colonial America; Their Materials Manufacture and Application*. New York: Chromatic Publishing Co., Inc., 1966-1967: 20-22.

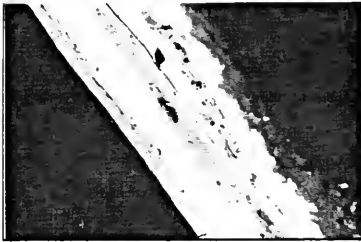
the hall and jamb sides of the paneled door jamb, and the wainscoting of the main hall. This light blue green color has been seen in many early nineteenth century structures of the Greek Revival Style.¹⁴² Perhaps this color was applied by the Pennsylvania Hospital when they purchased the property in 1836. When conducting an analysis such as this, errors are likely to occur due to the small range of samples taken and examined, the presence of soiled layers, and the subjectivity of the observer. While the scope of this analysis was limited to determining whether the original color scheme was monochrome or polychrome, further analysis of the interior finishes, as well as the exterior finishes, is highly recommended to determine the exact color scheme and paint composition for each period of the house. This can be carried out by taking a larger and broader range of samples throughout the house, using microchemical testing for pigment identification, and using staining and UV microscopy for binder identification.



Sample Location Plan - First Floor
Not To Scale

¹⁴² John Milner, Site Visit, March, 1998.

Paint Stratigraphies of First Floor Finishes - Munsell Color Identification



Sample 1: Paneled Skirting of Formal Stair - Applied Decoration

1. wood substrate
2. white (red) 5R 9/1
3. white (purple blue) 5PB 9/1
4. blue green 5BG 9/1
5. light blue 10B 6/8
6. yellow 2.5Y 8.5/4
7. white (purple blue) 5PB 9/1
8. white (yellow) 5Y 9/2
9. pink (red) 5R 9/2
10. yellow 2.5Y 8.5/4



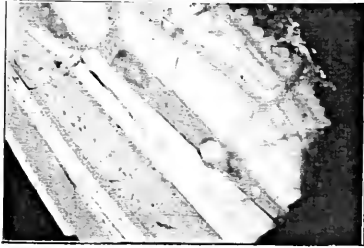
Sample 2: Paneled Skirting of Formal Stair - Panel

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (red) 5R 9/1
4. white (purple blue) 5PB 9/1
5. blue green 5PB 9/1
6. light blue 10B 6/8
7. white (purple blue) 5PB 9/1
8. white (yellow) 5Y 9/2
9. pink (red) 5R 9/2
10. yellow 2.5Y 8.5/4



Sample 3: Paneled Door Jamb - Hall Side

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (yellow) 5Y 9/2
4. pink (red) 5R 9/2
5. white (purple blue) 5PB 9/1
6. yellow 2.5Y 8.5/4
7. white (purple blue) 5PB 9/1



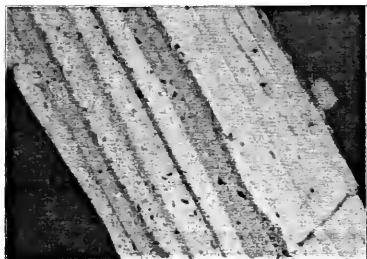
Sample 4: Paneled Door Jamb - Jamb Side

1. wood substrate
2. graining or staining?
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. pink (red) 5R 9/2
6. white (purple blue) 5PB 9/1
7. white (purple blue) 5PB 9/1
8. white (purple blue) 5PB 9/1
9. white (purple blue) 5PB 9/1
10. white (purple blue) 5PB 9/1
11. white (purple blue) 5PB 9/1
12. white (purple blue) 5PB 9/1
13. yellow 2.5Y 8.5/4
14. white (purple blue) 5PB 9/1
15. blue green 5BG 9/1
16. blue green 5BG 9/1
17. light blue 10B 6/8



Sample 5: Paneled Door Jamb - Room Side

1. wood substrate
2. white (yellow) 5Y 9/2
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. white (purple blue) 5PB 9/1
6. white (purple blue) 5PB 9/1
7. yellow 2.5Y 8.5/4
8. white (yellow) 5Y 9/2
9. yellow 2.5Y 8.5/4
10. dark blue 7.5B 5/8
11. light blue 10B 6/8



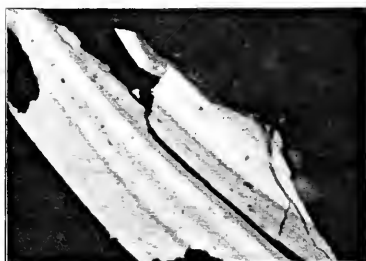
**Sample 6: Main Hall Wainscoting -
Surbase Top**

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. white (purple blue) 5PB 9/1
6. white (purple blue) 5PB 9/1
7. white (purple blue) 5PB 9/1
8. white (purple blue) 5PB 9/1
9. white (purple blue) 5PB 9/1
10. white (purple blue) 5PB 9/1
11. blue green 5BG 9/1
12. blue green 5BG 9/1
13. blue green 5BG 9/1
14. white (purple blue) 5PB 9/1
15. light blue 10B 6/8



**Sample 7: Main Hall Wainscoting -
Trim**

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. white (purple blue) 5PB 9/1
6. white (purple blue) 5PB 9/1
7. white (purple blue) 5PB 9/1
8. white (purple blue) 5PB 9/1
9. white (purple blue) 5PB 9/1
10. white (purple blue) 5PB 9/1
11. blue green 5BG 9/1
12. blue green 5BG 9/1
13. blue green 5BG 9/1



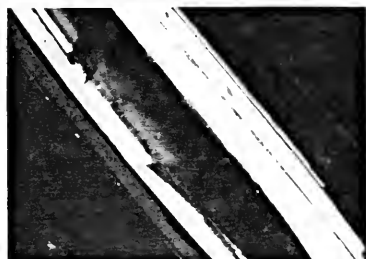
Sample 8: Main Hall Wainscoting - Panel

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. white (purple blue) 5PB 9/1
6. white (purple blue) 5PB 9/1
7. blue green 5BG 9/1
8. blue green 5BG 9/1
9. blue green 5BG 9/1
10. light blue 10B 6/8



Sample 9: Baseboard

1. wood substrate
2. white (purple blue) 5PB 9/1
3. white (purple blue) 5PB 9/1
4. white (purple blue) 5PB 9/1
5. white (purple blue) 5PB 9/1
6. white (purple blue) 5PB 9/1
7. white (purple blue) 5PB 9/1
8. white (purple blue) 5PB 9/1
9. white (purple blue) 5PB 9/1
10. yellow 2.5Y 8.5/4
11. black (blue) 10B 2/1
12. brown (yellow red) 2.5YR 3/4
13. black (blue) 10B 2/1



APPENDIX D: MOLDING PROFILES ANALYSIS

Molding profiles are an assemblage of moldings that form decorative architectural elements such as cornices, wainscoting, door jambs, window trim and mantles. Moldings of Georgian and Federal style architecture were often copied from period architectural pattern books which were used as guides by architects and carpenters. For this reason, they are often used to determine the age or evolution of a structure.

The date of the moldings of the mansion house can be established to its original construction (1794-1796) by the 1806 fire insurance survey. Therefore, the purpose of this analysis is to document a range of interior moldings and demonstrate their significance to the overall architectural style of the house. The interior moldings selected for this analysis were the paneled door jamb and door in room 202, the mantle in room 202, and the wainscoting in the first floor main hall. Using a steel pin profile gage, the molding profiles were copied and drawn at full scale. Reductions have made to fit the format of this thesis.

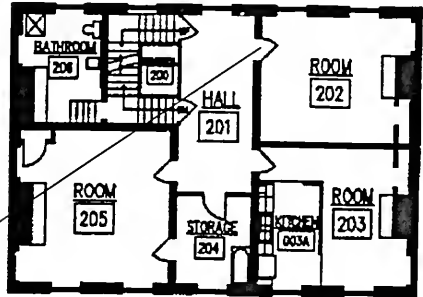
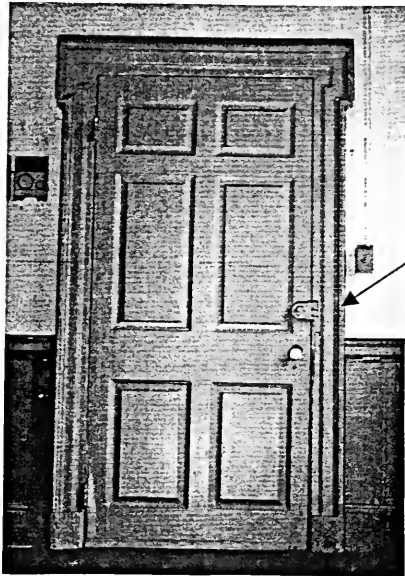
When compared to the moldings studied by Andrea Gilmore in "Dating Architectural Moulding Profiles - A Study of Eighteenth and Nineteenth Century Moulding Plane Profiles in New England," the moldings found in the mansion house are consistent with profiles found in the late eighteenth and early nineteenth centuries (the ogee 1780-1820, the cove and bead 1790-1890, the bead and quarter round 1785-1865, the grecian ogee 1780-1835 and the plain ovolo 1790-1820).¹⁴³ These moldings are also

¹⁴³ Andrea M. Gilmore, "Dating Architectural Moulding Profiles - A Study of Eighteenth and Nineteenth Century Moulding Plane Profiles in New England," *APT Bulletin* Vol. 10, No. 2, 1978: 91-117.

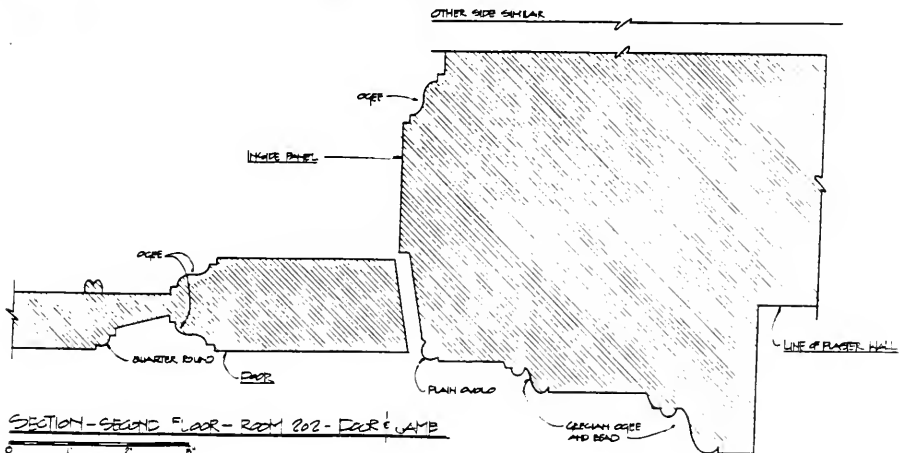
typical to those found in *The Rules of Work of the Carpenters' Company of the City and County of Philadelphia*,¹⁴⁴ a guide book written for carpenters in 1786. Therefore, the carpenter of the mansion house most likely relied on these early pattern books, as did most carpenters during this period, for the construction of the moldings. Since the majority of moldings in the mansion house are intact, special care and attention should be given to their preservation.

¹⁴⁴ Carpenters Company of the City and County of Philadelphia, *The Rules of Work of The Carpenters Company of the City and County of Philadeplphia*, 1786 (1786; reprint with annotation and introduction by Charles E. Peterson, Princeton: Pyne Press, 1971).

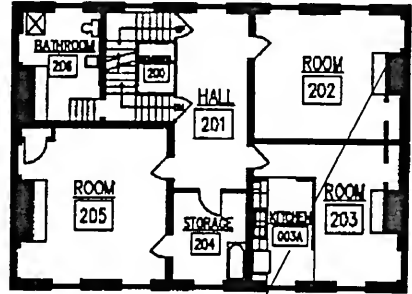
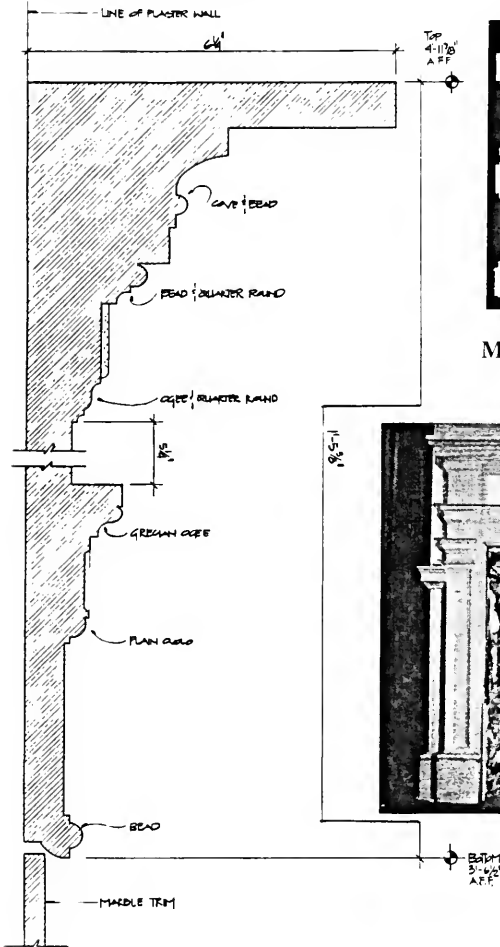
PANELED DOOR JAMB AND DOOR IN ROOM 202



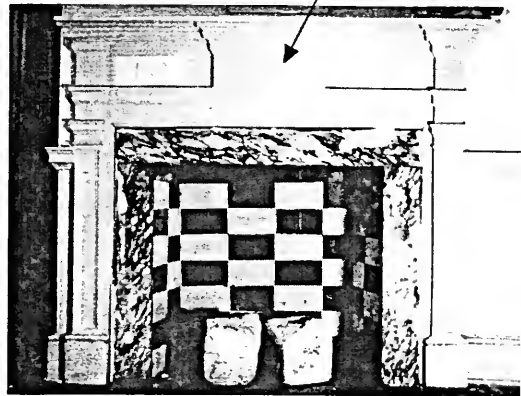
Moldings Location Plan - Second Floor
Not To Scale



MANTLE - ROOM 202

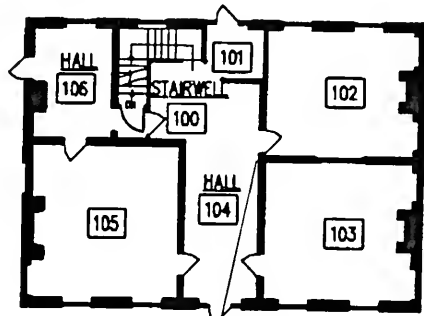


Moldings Location Plan - Second Floor
Not To Scale



SECTION - SECOND FLOOR - Room 202 - MANTLE





A black and white photograph of a document page. On the left side, there is a large, dark, irregular shape, possibly a shadow or a large mark. A line points from the top center towards the middle of the page. The document itself contains several lines of text, some of which are highlighted or underlined. The overall image is grainy and has a high-contrast, somewhat blurry appearance.

SECTION - FIRST FLOOR - MAIN HALL - WAINSCOTING

APPENDIX E: LABOR LIST OF THE BLOCKLEY RETREAT FARM

Laborers Listed in Chronological Order:

Roberts (Quaker)

1806, when Busti first purchased the Blockley Retreat Farm

"When I purchased the Retreat farm in 1806 at that time tenanted by a Quaker of the name of Roberts I could easily perceive the badness of the first [] of leasing out farms." (page 13a)

Engelman and two boys (leased out on share)

1806 - March 1807

"I was thus naturally led to change this bad mode of farming and therefore determined to try the [] of leasing by the share. Engelman was the man upon which fell my selection. Acquainted with gardening assisted by two [] boys who could attend the farm having [] a good workman engaged in his family a Wife that could attend the market a girl[], a boy of sufficient age [] with a servant" (page 13a)

"Engelman [s] the whole of his family soon proved inadequate to the farming business. In [liue] of ploughing & working the fields to raise grain potatoes [etc?] the old man buried himself with Hyacinths & Tulips, the [children] spent part of their time in admiring Father's art, loitered about with Mammy, who returning twice a week with Cakes [&?] sweet meats from market, where she had sold for [five?] shillings of vegetables, was generally [] tipsy. Coffee was drunk twice in the morning, twice in the afternoon tea was served, the Cows the milkhouse were neglected. [] and warnings on my part did not mend things. Engelman desired to [resiliate] the engagement. I took him at his word and before the month of March 1807 [] [required?] this family went [of]." (page 13b)

Doyle, Matthew (Irishman) (leased out on share)

March 1807 - 1 [N]ber 1807

"Attributing to ignorance and unfitness of a [Gardener] becoming a farmer the [miscarriage?] of my adopted plan, I accepted the proposition of an Irishman by name Matthew Doyle, astout healthy robust labourer, who lived in [Turner's?] house on a small tenement. He offered himself to join his small stock to mine to manage my farm and [improved]"

"[His?] [] not succeeded in buying out Doyle's time of engagement I would have been forced to abandon the country I could not live with such a neighbour. A sacrifice of \$200 I [] a light one for the sake of regaining tranquility from 1 [N]ber 1807 to the end of March 1808" (page 13b)

Hired hands only?

April 1808 - ?

"By these repeated experiments convinced that the sharing with a Tenant would never answer I proceeded to the third of farming, with hired hands. Since April 1808 I have constantly done so and notwithstanding the repeated proofs I have had that the high wages, the little work, the troubles and disappointments the Owner of a farm must pay [] done and undergoes are by [] compensated by the [] of crops, still I adhere to that modo, not for profits sake but for its loss []" (page 14a)

Three separate families?

Dates Unknown

"It was my custom to engage an [overseer?] to my farm by the year. The difficulty of meeting with orderly families having obliged me to change [three?] times. I finally fixed upon [Guinette?] a frenchman of steady habits and sober conduct who had married Harriot [] my Cook." (page 14a)

[Guinette?], Francis and wife

prior to 1 March 1816

"In truth this is not a newly made resolution for since [] of the impertinent mastership which Francis [Guinette?] & his wife pretended to exercise upon my farm concerns I had dismissed them. I contrived to follow that plan." (page 5)

"But owing to my desire of keeping the peace around me as between the old [Overseer?] [Guinette?] and his [] on [jealous---?] disputes & quarrels were continually growing & [formented?] by their respective wives & children I determined that [Guinette?] should give up the management of the farm to Taylor with the first of March." (page 5)

Taylor, Isaac and family and assisting labourers

1 March 1816 - 20 June 1816 or March 1817?

"It was in consequence of this that Isaac Taylor with his family were engaged by me to reside at the farm under the obligation of attending to all its concerns. They were to be supplied from the farm with milk butter vegetables of every kind fire wood and allowed to keep and feed 6 pigs and they had to receive 40 Dollars a month for their salary."

"Assisting labourers were to be paid by me and I was to allow Taylor for the boarding of them each 2 Dollars a week." "But owing to my desire of keeping the peace around me as between the old [Overseer?] [Guinette?] and his [] on [jealous---?] disputes & quarrels were continually growing & [formented?] by their respective wives & children I determined that [Guinette?] should give up the management of the farm to Taylor with the first of March." (page 5)

"With proofs of his dishonesty at hand I [] undoubtedly have [] him away without ceremonies and compensated myself on the wages allowed to him for damages and thefts. Preferring however to bear the consequences of my [faulty?] in admitting such a man into my service without previous information of his character I entered into a bargain of the conditions upon which he should take his leave. It was not before the 20 of June after many and many [Disagreeable?] contacts that I succeeded in that negotiation. He moved a few days after with his family & furniture. I live in hopes never to have any dealing with the wretch. The following page shows the summary of my accounts as settled with him." (page 6b)

"Unfortunately I had the weakness on the recommendation of Guinette to engage Taylor & his family to manage the farm from 1 April 1816 to the last of March 1817." (page 14a)

Hahn, Henry and hands: Ferdinand [Eikenenkotter?] (15 July 1816), John Engel (25 July Sheilds, Connelly, Birk (May 1817), Edwards (May 1817 - August 1817), July 1816 - 1 March 1820

"[] days before Isaac Taylor went away as the season of mowing was near at hand Henry Hahn came to offer me his assistance as he usually did in former years. Knowing him to be [active?] & capable for every kind of farm work not withstanding my [objection?] to his wife in [] of her weakly state of health I proposed to him whether he would take the place of Isaac Taylor. He accepted and we mutually agreed that no conditions should be [placed?] between us but after a trial during a month"

"The question being put to the test of a fair trial during the month of July it was shown that I had judged right..." (page 8)

"Engel left of the 26 of February and in his place, James Hendricks was hired on a monthly basis." (page 25a)

"Birk, Hendriks, Shields, Edwards, and Connelly are the hands of the month." (page 26a)

"[E--?] [Angelo?] [Rouchi?] a Lombard blockhead whom I took for humanity's sake took his leave from me on account of disputes with the hands with whom he could not even speak a word. He came in March and departed at the latter end of this month." (page 29)

"I complied with his request and as Hahn moved of on the first of March Child with his family came on the farm" (page 42b)

Child, John and family (tenances on shares) and hands: John Childs Jr. (Winter 1822), Billy Miller (Winter 1822)

1 March 1820 - 16 April 1822

"I complied with his request and as Hahn moved of on the first of March Child with his family came on the farm" (page 42b)

"Farm Account 1821 during the tenances on Shares of John Child" (pages 47a & 47b)

"John the second son of Child acquainted with this intention of mine offered himself to me, a boy by the name of Miller who lived with Childs family did likewise." (page 48b)

"Every thing so prepared and planned in my mind I waited patiently the day on which Child's family should remove. It was not however till the 16th day of April 1822 that the happy hour came of their marching off." (page 49a)

Connelly, Henry and family and hands: Richard a Scotchman and Barney an Irishman (April 1822)

Mid-April 1822 - February 1823

"In this situation [stood?] the farm when half April Henry Connelly undertook to act as Overseer" (page 51b)

"Two days after the conspiracy of the hired hands was broken up with their dismissal as narrated in the former chapter two men were engaged at the rate of 10 D a month Richard a Scotchman & Barney an Irishman." (page 51b)

"[Recapitulation] of all the Expences made for the farm from 15 April when John Child tenant on shares left it till the last february 1823 when Henry Connelly was dismissed taken from the Ledger" (page 55b)

Colflesh, Charles and family and hands: Philip and William (March 1823)

1 March 1823 - ?

"Charles Colflesh is the man I have agreed to take upon the conditions detached in the annexed agreement. He came on the first of March with his wife and child with a sister in law as Servant and hired man by the name of William. Some days after a boy named Philip engaged to stay and work with him for the victuals till the latter end of the month." (page 58)

"From fear of painting into too harsh colours his behaviour I have [purposedly] avoided to continue the monthly proceedings of the man. Suffice to say that in no part he complied with his duties. So little did he [] that if I had been sure to meet with a faithful man I would readily have paid Colflesh the balance of the \$450 for which he has been engaged to [serve?] me [till?] March next and sacrificed the amount of salary I should have had to pay to a successor." (June July August 1823)

APPENDIX F: PLANT LIST OF THE BLOCKLEY RETREAT FARM

APPLES (ORCHARD)

"The apple trees who perhaps had never been trimmed were in a bad condition." (Journal, page 13a)

Henry Hahn's Accounts of November and December (1816). Wheat, flour., buckwheat flour, pork, sheep, cowhide, butter, cider, and apples were sold off the farm. (Journal, page 16a)

"John Child Tenant" Continued annotations taken by John Child on the produce of the farm, and selling price. The farm produce included cider, butter, apples, ducks, turkeys, chickens, potatoes, vinegar, etc. (Journal, page 45a, 1820)

"with his removal the stumps of the Apple trees laying all over the Orchards..." (Journal, page 51b)

APRICOTS

"All pears & apricots reserved for P Busti..." (Journal, page 42a, February/March 1820)

BUCKWHEAT

"I caused Wheat Buckwheat & Oats [mixed?] [together?] to be sent to the Mill for Horsefood mingled with cut straw." (Journal, page 6a)

"Flour & buckwheat meal were kept [] for [his?] [own?] use for that of his Son in Law and probably sold to others for private [profit?]." (Journal, page 6a)

"[] of Wheat & 40 of buckwheat & oats were consumed from the [] of March to the 10th of June." (Journal, page 6a)

"I had told him that for the last article I would take no less than [6-?] [] from the quantity of Grain Buckwheat Potatoes & Vinegar trusted in his hands" (Journal, page 6a)

Henry Hahn's Accounts of November and December (1816). Wheat, flour., buckwheat flour, pork, sheep, cowhide, butter, cider, and apples were sold off the farm. (Journal, page 16a)

"Farm's Produce." This included wheat, buckwheat, oats, potatoes, and turnips. (Journal, page 16b)

"The weather proved very favourable for farming." Buckwheat and hay were harvested. (Journal, page 31, September 1817)

"A field partly with Corn and partly with Buckwheat..." (Journal, page 36, November 1817)

CLOVER

"The weather proved very favourable for farming." He harvested clover for feed this month. (Journal, page 31, September 1817)

CORN

"A field partly with Corn and partly with Buckwheat..." (Journal, page 36, November 1817)

"They had been planted the year before in Corn. Not before November the Cornears were husked out of the [staks?], and the [sheaftes?] of corn fodder were mostly standing to rot so late as December." (Journal, page 51a, April 1822)

"to destine both these grounds to the raising of potatoes Millet & Corn...The low lot at the end of the Orchard was likewise agreed to have it in Corn." (Journal, page 52a)

"Had I ventured it the crop of Corn would have been lost to me...It was my plan the stocks should be topped for fodder and the ears left to dry and mature on the stumps," (Journal, page 53b)

"I had to [press?] Connelly to haul home the Corn [shocks?] and husk them." (Journal, page 54b)

"Corn has been planted on the hill over the Creek." (Journal, page ?, May 1823)

CORN, INDIAN

This page begins the "Farm Expences" for 1816. It shows that he grew Indian Corn and Hay and sold it at the market. (Journal, page 14b)

"Indian Corn in the Crib not measured" (Journal, page 17, Farm Stock on 31 December 1816)

"Of the Indian Corn he said to have husks...[B?] 236" (Journal, page 54b)

GARLICK

"They [] by [Garlick] and along the fences" (Journal, page 13a)
[Garlick] was the [] of grass." (Journal, page 13a)

HAY

This page begins the "Farm Expences" for 1816. It shows that he grew Indian Corn and Hay and sold it at the market. (Journal, page 14b)

"Hay 20 Tons in the barn & loft of the Cow stable...[] 12 dito in the Hay store" (Journal, page 17, Farm Stock on 31 December 1816)

"Observations in May" More observations of weather and the outcome of crops (oats, hay, potatoes, turnips). (Journal, page 26a, May 1817)

"Observation in July" He has never had a crop of hay equal to this harvesting year. (Journal, page 28a, July 1817)

"...for [] I had calculated that the straw would have richly repaid [] the value of labour the reaping & hauling requires...But as I happened to reap it just the day before the rainy spell the straw was so much damaged that it can only be used for [litter?]....The [] crop of hay is now cutting in the Orchard it [] above [] good." (Journal, page 29, August 1817)

"The weather proved very favourable for farming." Buckwheat and hay were harvested. (Journal, page 31, September 1817)

"In lieu of cutting when full green they postponed doing it when full in the [] the straw was less relished." (Journal, page 52b)

HYACINTHS

"In [liue] of ploughing & working the fields to raise grain potatoes [etc?] the old man buried himself with Hyacinths & Tulips." (Journal, page 13b)

MILLET

"to destine both these grounds to the raising of potatoes Millet & Corn." (Journal, page 52a)

"The millet which was [purposedly] sown for green fodder was equally mismanaged in [] of quantity and quality...for the poor animals for they were fed upon the grass and millet cut on Saturday morning or afternoon." (Journal, page 52b)

"It is true owing to heavy [] of wind part of the Millet [] standing for...What will become of the Millet & Oats taken up in bundles is yet unknown." (Journal, page 53a)

"Connelly imparted to me at the same time to have [trashed?] out of the Millet kept for feed 56 Bushels..." (Journal, page 55a)

"The millet looks very poor." (Journal, page ?, May 1823)

MULBERRY TREES

"The white mulberry most of all." (Journal, page ?, May 1823)

OATS

"I caused Wheat Buckwheat & Oats [mixed?] [together?] to be sent to the Mill for Horsefood mingled with cut straw." (Journal, page 6a)

"[The?] [ground?] oats & [] [] constituted the whole of what returned to the farm." (Journal, page 6a)

"[] of Wheat & 40 of buckwheat & oats were consumed from the [] of March to the 10th of June." (Journal, page 6a)

"[There?] were 200 [] of Wheat & 600 of Oats." (Journal, page 14a)

"The Oats particularly has been so [] wasted away..." (Journal, page 14a)

"Farm's Produce." This included wheat, buckwheat, oats, potatoes, and turnips. (Journal, page 16b)

"[] A large Barrack full of Oats & Wheat Straw...Grain A parcel of Oats & Wheat in [Sheaver] to trash yet" (Journal, page 17, Farm Stock on 31 December 1816)

"It is too wet for the potatoes and oats to grow this month." (Journal, page 25a, April 1817)

"Observations in May" More observations of weather and the outcome of crops (oats, hay, potatoes, turnips). (Journal, page 26a, May 1817)

"Oats suffered from squalls which happened to fall in [] after the 12th. I was fortunate enough to house in a dry state my own crop. Not so with a 10 acre field of Oats I bought standing of neighbour [Jones?]..." (Journal, page 29, August 1817)

"the Oats in the Orchards were lodged...a great proportion of the Oats instead of being made up in bundles was collected with rakes..." (Journal, page 53a)

"On the [] 73 [Bush] of Oats & 15 some time before were delivered to my Coachman" (Journal, page 55a)

"The middlefield to the North over the Creek has been sown in Oats." (Journal, page?, April 1823)

PEARS

"All pears & apricots reserved for P Busti..." (Journal, page 42a, February/March 1820)

POTATOES

"Honest Taylor would [] [] opportunity of convincing me very soon that, if he was not wrong [] [Guidance?] of slight liberties he took in disposing of Eggs potatoes & such [] [in?] [favor?] of his wifes relations in town." (Journal, page 6a)

"That [disposition?] to pilfering and stealing [shone?] [equally?] to [his?] [manner?] of selling potatoes & Vinegar. My testimonies acquired from the very [] to which he [sold?] part of my potatoes..." (Journal, page 6a)

"I had told him that for the last article I would take no less than [6-?] [] from the quantity of Grain Buckwheat Potatoes & Vinegar trusted in his hands" (Journal, page 6a)

"In [liue] of ploughing & working the fields to raise grain potatoes [etc?] the old man buried himself with Hyacinths & Tulips." (Journal, page 13b)

"Farm's Produce." This included wheat, buckwheat, oats, potatoes, and turnips. (Journal, page 16b)

"It is too wet for the potatoes and oats to grow this month." (Journal, page 25a, April 1817)

"Observations in May" More observations of weather and the outcome of crops (oats, hay, potatoes, turnips). (Journal, page 26a, May 1817)

"John Child Tenant" Continued annotations taken by John Child on the produce of the farm, and selling price. The farm produce included cider, butter, apples, ducks, turkeys, chickens, potatoes, vinegar, etc. (Journal, page 45a, 1820)

"to destine both these grounds to the raising of potatoes Millet & Corn. [So?] potatoes likewise I [] the small lot behind the old frame stable and Coach house." (Journal, page 52a)

"The digging up of the potatoes took up not only the labour of the four men but even that of so many hired boys. As far as [] go there were 4 acres in potatoes." (Journal, page 54a, October 1822)

"However the patch behind the old stable along the Haverford road [] been planted with potatoes." (Journal, page ?, March 1823)

"For the lot behind the Cart shed potatoes were planted." (Journal, page?, April 1823)

"Potatoes on the one [] South next Ogden's ground." (Journal, page ?, May 1823)

RYE

"Observation in July" He mentions the [rye?] on the "western hill beyond the creek," the "southern meadow," and the "middle southern field." (Journal, page 28a, July 1817)

"and the high part of the meadow down the hill behind the barn sown in Rye." (Journal, page 51a, April 1822)

RYE (EGYPTIAN)

"Observation in July" The Egyptian Rye he attempted a trial on in the kitchen garden did not turn out well. He will try again. (Journal, page 28a, July 1817)

Busti's hands prepares the fields for winter. He mentions trying out the Egyptian rye. (Journal, page 33, October 1817)

SASSAFRAS

"[Sassafras?] [] & briars made the best defense against the [irri-ation?] of Cattle as out of 20 [] hardly one was []." (Journal, page 13a)

TIMOTHY

The "southern meadow" was dunged and sewn with "Timothy seed." (Journal, page 31, September 1817)

"sown over again with some other like seed I had from Maillard mixed with some Timothy." (Journal, page ?, March 1823)

TULIPS

"In [liue] of ploughing & working the fields to raise grain potatoes [etc?] the old man buried himself with Hyacinths & Tulips." (Journal, page 13b)

TURNIPS

"Farm's Produce." This included wheat, buckwheat, oats, potatoes, and turnips. (Journal, page 16b)

"Observations in June" He mentions that he had planted the turnips in "imitation of English Agriculturalists." (Journal, page 27a, June 1817)

"Observations in May" More observations of weather and the outcome of crops (oats, hay, potatoes, turnips). (Journal, page 26a, May 1817)

WHEAT

"I caused Wheat Buckwheat & Oats [mixed?] [together?] to be sent to the Mill for Horsefood mingled with cut straw." (Journal, page 6a)

"[] of Wheat & 40 of buckwheat & oats were consumed from the [] of March to the 10th of June." (Journal, page 6a)

"[There?] were 200 [] of Wheat & 600 of Oats." (Journal, page 14a)

Henry Hahn's Accounts of November and December (1816). Wheat, flour,, buckwheat flour, pork, sheep, cowhide, butter, cider, and apples were sold off the farm. (Journal, page 16a)

"Farm's Produce." This included wheat, buckwheat, oats, potatoes, and turnips. (Journal, page 16b)

"[] A large Barrack full of Oats & Wheat Straw...Grain A parcel of Oats & Wheat in [Sheaver] to trash yet" (Journal, page 17, Farm Stock on 31 December 1816)

"Of all the fields none had been ploughed and sown accept the Northwest one sown in Wheat..." (Journal, page 51a, April 1822)

"Just above the [sloping] descent of the East side [] the Orchard next to Crane's a bushel of [Malaga] spring wheat [received?] from Doctor [Stewart?] of Baltimore." (Journal, page 51b)

"the Wheat actually under the [] 90 Bushels have been cleaned...[Jany] Connelly informed me the trashing of Wheat was finished" (Journal, page 55a)

APPENDIX G: MANSION HOUSE INVENTORY

Excerpts from the Will of Paul Busti - d.1824

*Philadelphia, PA: Register of Wills In and For the County of Philadelphia, Pennsylvania
Will Book Collection, No. 87, Will Book No. 8, Page 244*

"Inventory of the Farmhouse:

Amount [] forward	91,189.90
1 Bedstead with Bedding	3."
1 Looking Glass	0.25
2 Bedsteads with Bedding	10
1 d" d"	3
1 Bed and bedding	5
1 Bureau	2
1 Looking Glass	0.50
A Cloth basket	2
A Chamber Carpet	2
A bathing []	3
A Turkey Carpet	20
A China Dinner Set	5
A [Lot?] of Tin Ware	2
A Baking Trough	0.50
A [Mangle?]	5
A [Tin?] plate Stove	3
Kitchen furniture	5
A Lot of empty Bottles & Casks	10
A Stove	5
A Lot of Domestic Manufactured [] [Shirting?] [shieting?]	140
A [_etbec?]	1
Groceries	60
A quantity of wine in bottles	200
A quarter cask [Madison] Wine	15
A Lot of Green House plants	100
A Carriage & pair of horses	400"

"150 Bushels Rye	60
On the farm subject to the leases with R.Ban which will expire on the 24 March 1825	
12 Cows - 1 Yoke of Oxen 1 Bull	
3 Horses - 26 Sheep - 2 Ploughs	
2 Harrows - 2 Waggon - 4 Carts [7?] [Learifier?]	
Hoes, Spades, Forks, Rakes & sundry implements of husbandry	500"

Total Amount	\$93,405.15
---------------------	--------------------

Sophia Delprat, wife of Busti's nephew received \$1304.68 and \$5283.60 worth of shares from the Holland Land Company. Busti was buried at Christ Church.

List of Stocks:	Permanent Bridge Stock US Bank Stock Delaware Insurance Company Holland Land Company Stock	
August 25, 1824	"Sold to John Buckman, the Farm Country Seat & Factory with the Machinery the Stock Farming Utensils"	\$20,000
November, 1825	Rent on "House in Hamilton Village"	\$31.25
January 13, 1826	" "	\$31.25
January 20, 1826	" "	\$31.25
August 12, 1826	" "	\$31.25
December 26, 1826	Cash in Bank	\$15,057.62
	Unsettled Accounts	\$5,253.27
	Investments	\$50,210.20
	Stocks & Funds	\$16,060.00
	Total	\$86,581.90
February 3, 1827	One quarter rent on "House in Hamilton Village"	\$31.25
May 16, 1827	"proceeds of house & lot in Hamilton Village sold to A. Brasier, Less expenses"	\$1,277.50

APPENDIX H: KIRKBRIDE FAMILY PHOTOGRAPH ALBUM

The following photographs were reproduced from the Kirkbride Family Photo Album with the permission of the Pennsylvania Hospital Archives located in Philadelphia, Pennsylvania. The photographs date from the middle to late nineteenth century.

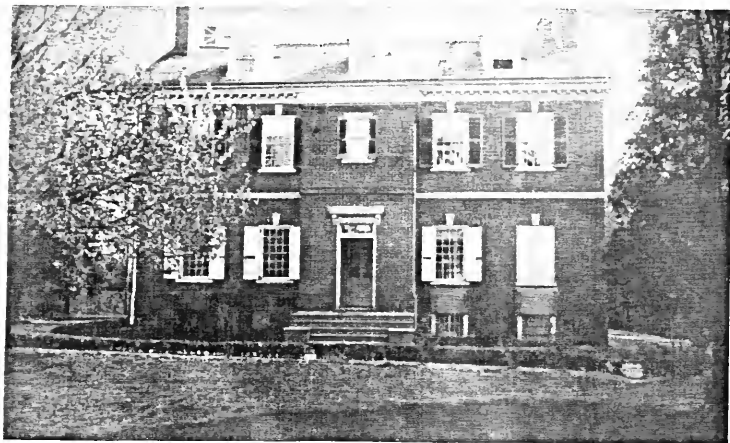


Figure 32 Mansion House, North Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 33 Mansion House, North and West Elevations
Photograph From Kirkbride Family Photograph Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 34 Mansion House, South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 35 Mansion House, South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 36 Mansion House, South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

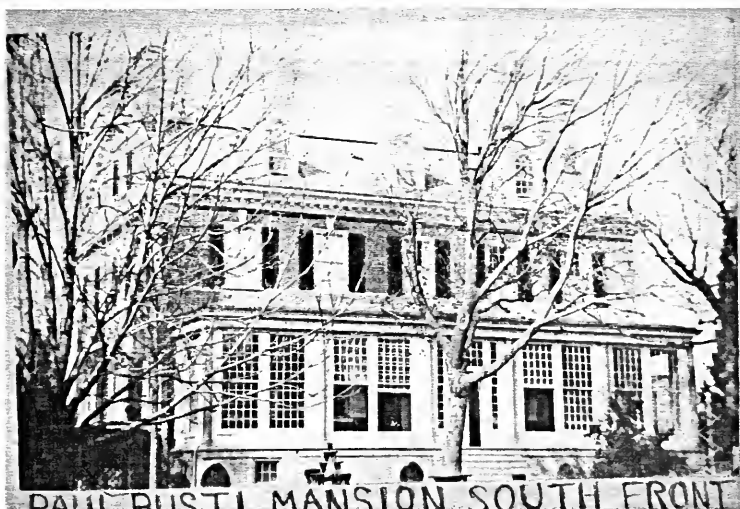


Figure 37 Mansion House, South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 38 Mansion House, South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

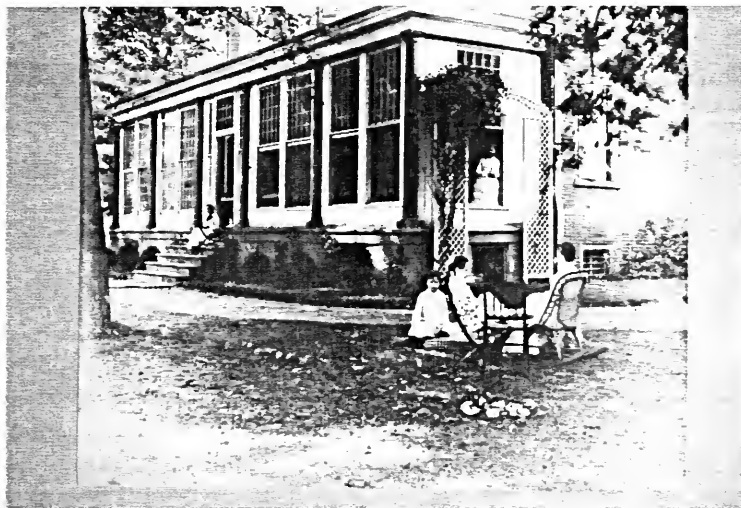


Figure 39 Mansion House, Detail of Porch (Portico) at South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 40 Mansion House, Detail of Porch (Portico) at South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 41 Kirkbride Family on Steps of South Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 42 Kirkbride Family on Steps of North Elevation
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 43 Mansion House Interior - Double Parlor - Room 103
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

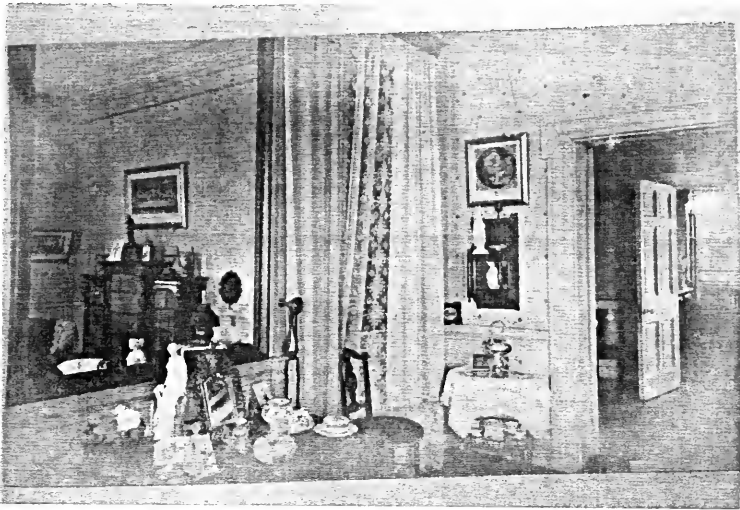


Figure 44 Mansion House Interior - Double Parlor Looking Into Main Hall - Room 103
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



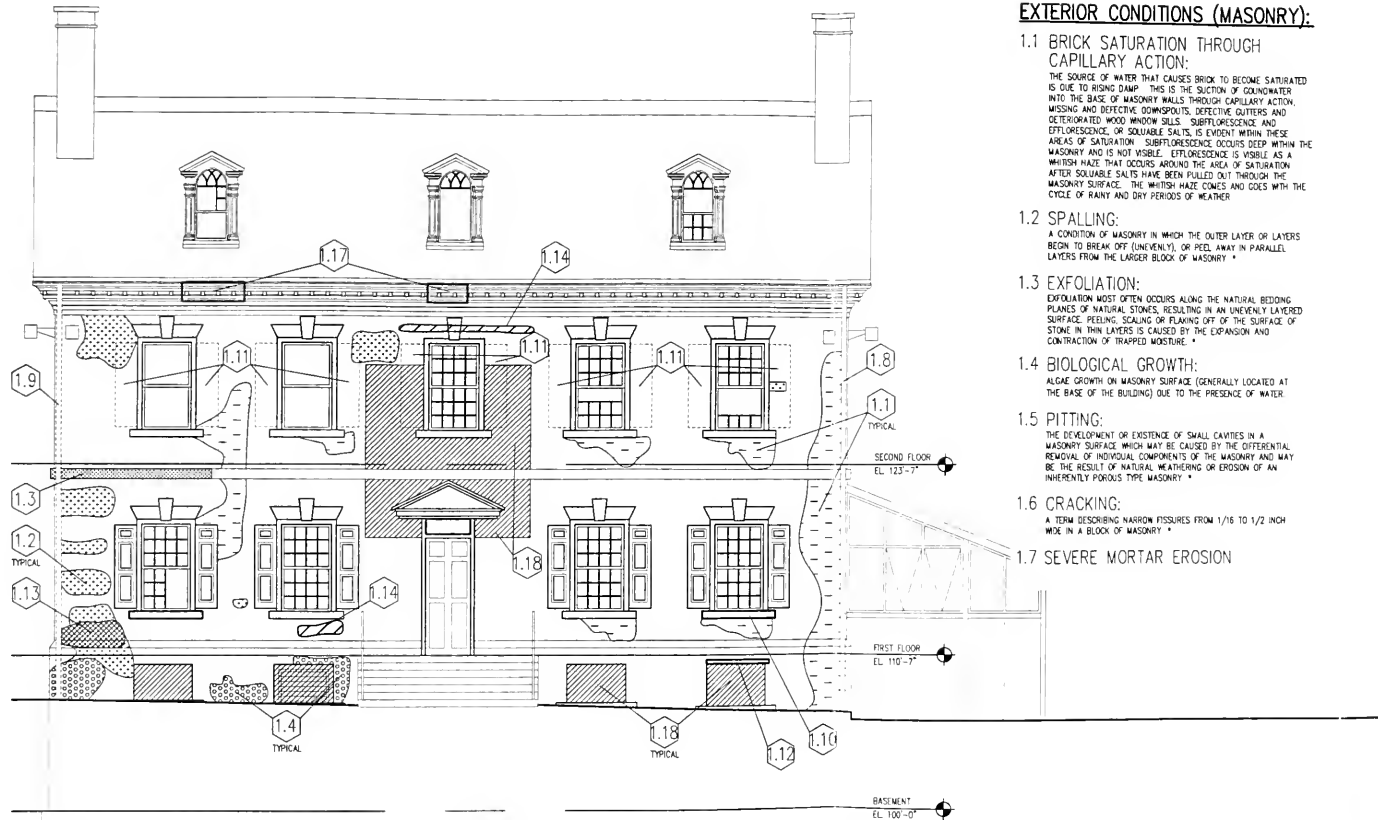
Figure 45 Mansion House Interior - Double Parlor - Rooms 102 and 103
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA



Figure 46 Mansion House Interior - Dining Room - Room 105
Photograph From Kirkbride Family Photo Album, 19th Century
Pennsylvania Hospital Archives, Philadelphia, PA

APPENDIX I: EXTERIOR AND INTERIOR CONDITIONS SURVEY

The following exterior and interior conditions surveys were completed in January and February 1998. The CAD base drawings were kindly provided by William Algie, the current architect for the Lee Recreation Center. All terminology for masonry conditions was derived from Anne Grimmer's article, *A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments*.



EXTERIOR CONDITIONS (MASONRY):**2.1 BRICK SATURATION THROUGH CAPILLARY ACTION:**

THE SOURCE OF WATER THAT CAUSES BRICK TO BECOME SATURATED IS DUE TO RISING DAMP. THIS IS THE SUCTION OF GROUNDWATER INTO THE BASE OF MASONRY WALLS THROUGH CAPILLARY ACTION, MISSING AND DEFECTIVE DOWNSPOUTS, DEFECTIVE GUTTERS AND DETERIORATED WOOD WINDOW SILLS. SUBEFFLORESCENCE AND EFFLORESCENCE, OR SOLUBLE SALTS, IS EVIDENT WITHIN THESE AREAS OF SATURATION. SUBEFFLORESCENCE OCCURS DEEP WITHIN THE MASONRY AND IS NOT VISIBLE. EFFLORESCENCE IS VISIBLE AS A WHITISH HAZE THAT OCCURS AROUND THE AREA OF SATURATION AFTER SOLUBLE SALTS HAVE BEEN PULLED OUT THROUGH THE MASONRY SURFACE. THE WHITISH HAZE COMES AND GOES WITH THE CYCLE OF RAINY AND DRY PERIODS OF WEATHER.

2.2 SPALLING:

A CONDITION OF MASONRY IN WHICH THE OUTER LAYER OR LAYERS BEGIN TO BREAK OFF (UNEVENLY), OR PEEL AWAY IN PARALLEL LAYERS FROM THE LARGER BLOCK OF MASONRY. *

2.3 EXFOLIATION:

EXFOLIATION MOST OFTEN OCCURS ALONG THE NATURAL BEDDING PLANES OF NATURAL STONES, RESULTING IN AN UNEVENLY LAYERED SURFACE. PEELING, SCALING OR FLAKING OFF OF THE SURFACE OF STONE IN THIN LAYERS IS CAUSED BY THE EXPANSION AND CONTRACTION OF TRAPPED MOISTURE. *

2.4 BIOLOGICAL GROWTH:

ALGAE GROWTH ON MASONRY SURFACE (GENERALLY LOCATED AT THE BASE OF THE BUILDING) DUE TO THE PRESENCE OF WATER.

2.5 PITTING:

THE DEVELOPMENT OR EXISTENCE OF SMALL CAVITIES IN A MASONRY SURFACE WHICH MAY BE CAUSED BY THE DIFFERENTIAL REMOVAL OF INDIVIDUAL COMPONENTS OF THE MASONRY AND MAY BE THE RESULT OF NATURAL WEATHERING OR EROSION OF AN INHERENTLY POROUS TYPE MASONRY. *

2.6 CRACKING:

A TERM DESCRIBING NARROW FISSURES FROM 1/16 TO 1/2 INCH WIDE IN A BLOCK OF MASONRY. *

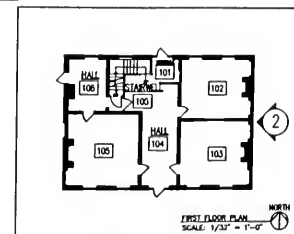
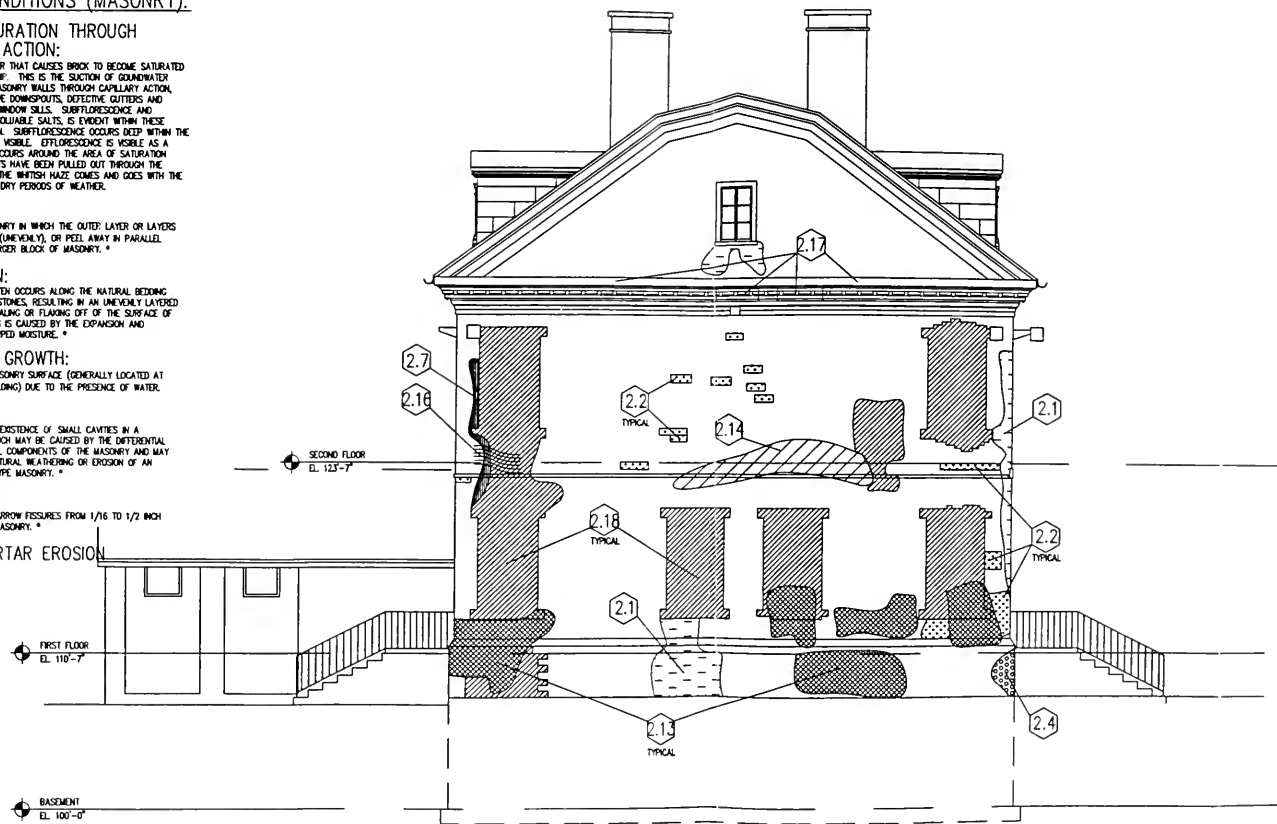
2.7 SEVERE MORTAR EROSIONEXTERIOR CONDITIONS (GENERAL):**2.8 DEFECTIVE DOWNSPOUT****2.9 MISSING DOWNSPOUT/RESIDUE****2.10 MISSING WOOD TRIM****2.11 MISSING SHUTTER****2.12 MISSING BRICK COURSE****2.13 GRAFFITI/PAINT RESIDUE****2.14 TAR RESIDUE****2.15 RUST STAINING****2.16 STRUCTURAL SETTLEMENT****2.17 DETERIORATED WOOD CORNICE:**

AREAS OF THE CORNICE THAT HAVE BECOME DETACHED OR HAVE VISIBLE SIGNS OF WOOD ROT.

2.18 INAPPROPRIATE MASONRY PATCH:

INCLUDES INAPPROPRIATE PATCHING OF WINDOW AND WALL OPENINGS WITH BRICK DISSIMILAR TO THAT OF THE ORIGINAL, AND WINDOW SASHES AT THE BASEMENT LEVEL THAT HAVE BEEN REMOVED AND REPLACED WITH GLAZES OR PATCHED WITH STUCCO.

* INDICATES DEFINITIONS BY ANNE CRAMER, "A GLOSSARY OF HISTORIC MASONRY DEGRADATION PROBLEMS AND PRESERVATION TREATMENTS," WASHINGTON D.C.: U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, 1984.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR CONDITIONS (MASONRY):**3.1 BRICK SATURATION THROUGH CAPILLARY ACTION:**

THE SOURCE OF WATER THAT CAUSES BRICK TO BECOME SATURATED IS DUE TO RISING DAMP. THIS IS THE SUCTION OF GROUNDWATER INTO THE BASE OF MASONRY WALLS THROUGH CAPILLARY ACTION, MISSING AND DEFECTIVE DOWNSPOUTS, DEFECTIVE GUTTERS AND DETERIORATED WOOD WINDOW SILLS. SURFLORESCENCE AND EFFLORESCENCE, OR SOLUBLE SALTS, IS EVIDENT WITHIN THESE AREAS OF SATURATION. SURFLORESCENCE OCCURS DEEP WITHIN THE MASONRY AND IS NOT VISIBLE. EFFLORESCENCE IS VISIBLE AS A WHITISH HAZE THAT OCCURS AROUND THE AREA OF SATURATION AFTER SOLUBLE SALTS HAVE BEEN PULLED OUT THROUGH THE MASONRY SURFACE. THE WHITISH HAZE COMES AND GOES WITH THE CYCLE OF RAINY AND DRY PERIODS OF WEATHER.

3.2 SPALLING:

A CONDITION OF MASONRY IN WHICH THE OUTER LAYER OR LAYERS BEGON TO BREAK OFF (UNEVENLY), OR PEEL AWAY IN PARALLEL LAYERS FROM THE LARGER BLOCK OF MASONRY. *

3.3 EXFOLIATION:

EXFOLIATION MOST OFTEN OCCURS ALONG THE NATURAL BEDDING PLANES OF NATURAL STONES, RESULTING IN AN UNEVENLY LAYERED SURFACE, PEELING, SCALING OR FLAKING OFF OF THE SURFACE OF STONE. IN THIN LAYERS IS CAUSED BY THE EXPANSION AND CONTRACTION OF TRAPPED WASTEWATER. *

3.4 BIOLOGICAL GROWTH:

ALGAE GROWTH ON MASONRY SURFACE (GENERALLY LOCATED AT THE BASE OF THE BUILDING) DUE TO THE PRESENCE OF WATER

3.5 PITTING:

THE DEVELOPMENT OR EXISTENCE OF SMALL CAVITIES IN A MASONRY SURFACE WHICH MAY BE CAUSED BY THE DIFFERENTIAL REMOVAL OF INDIVIDUAL COMPONENTS OF THE MASONRY AND MAY BE THE RESULT OF NATURAL WEATHERING OR EROSION OF AN INHERENTLY POROUS TYPE MASONRY. *

3.6 CRACKING:

A TERM DESCRIBING NARROW FISSURES FROM 1/16 TO 1/2 INCH WIDE IN A BLOCK OF MASONRY. *

3.7 SEVERE MORTAR EROSION**EXTERIOR CONDITIONS (GENERAL):**

3.8 DEFECTIVE DOWNSPOUT

3.9 MISSING DOWNSPOUT/RESIDUE

3.10 MISSING WOOD TRIM

3.11 MISSING SHUTTER

3.12 MISSING BRICK COURSE

3.13 GRAFFITI/PAINT RESIDUE

3.14 TAR RESIDUE

3.15 RUST STAINING

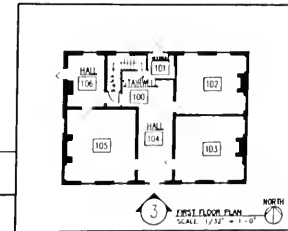
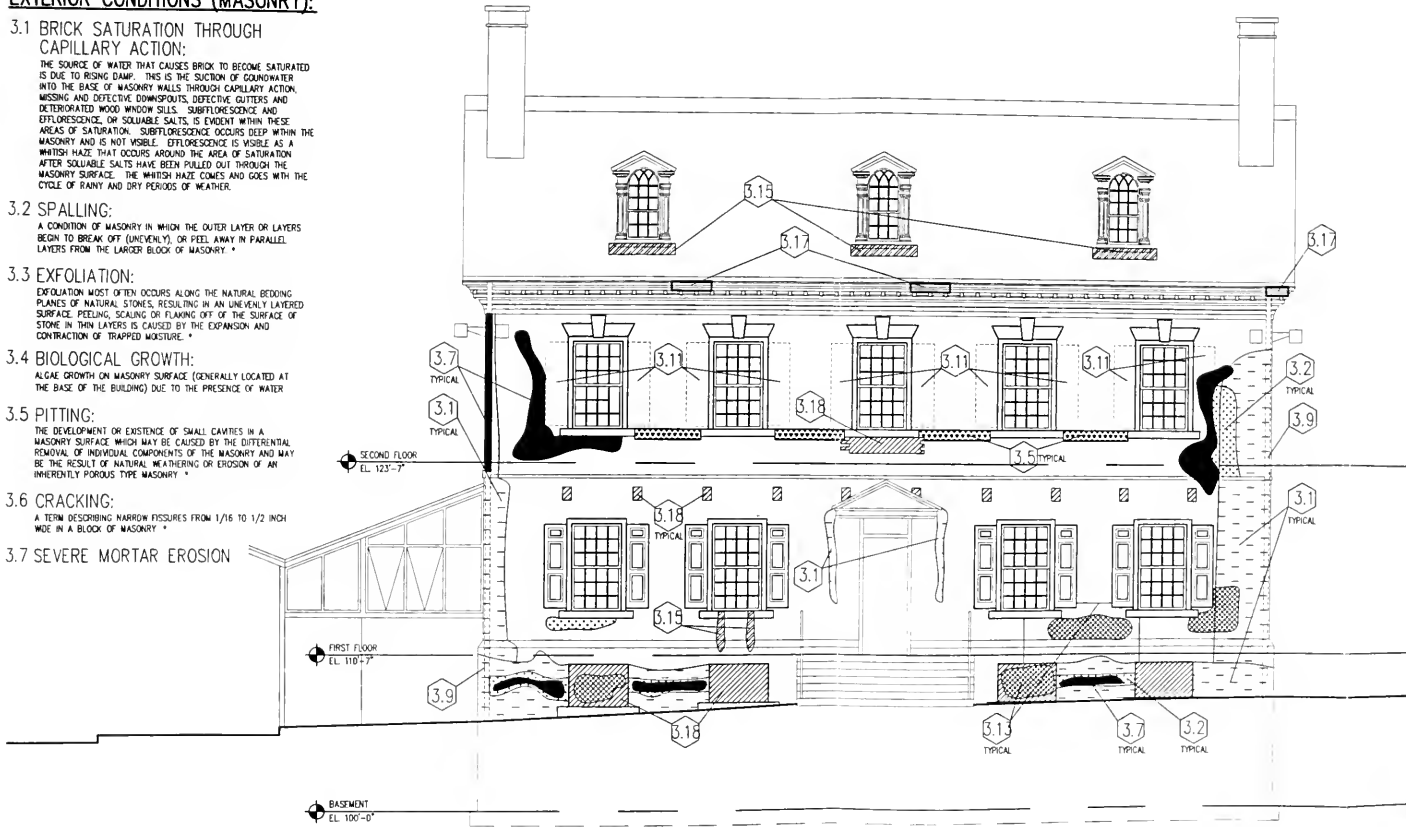
3.16 STRUCTURAL SETTLEMENT

3.17 DETERIORATED WOOD CORNICE:
AREAS OF THE CORNICE THAT HAVE BECOME DETACHED OR HAVE VISIBLE SIGNS OF WOOD ROT.

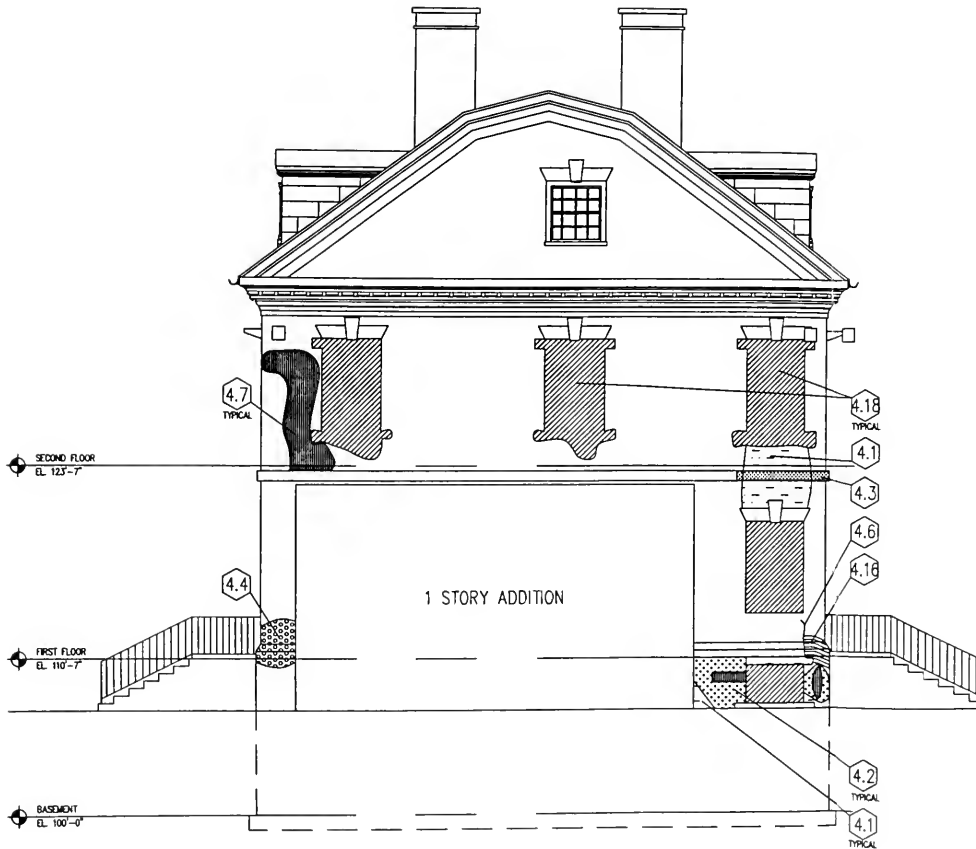
3.18 INAPPROPRIATE MASONRY PATCH:

INCLUDES INAPPROPRIATE PATCHING OF WINDOW AND WALL OPENINGS WITH BRICK DISSIMILAR TO THAT OF THE ORIGINAL AND WINDOW SASHES AT THE SECOND FLOOR LEVEL THAT HAVE BEEN REMOVED AND REPLACED WITH GRATES OR PATCHED WITH STUCCO

* INDICATES DEFINITIONS BY ANNE CRAMER, "A GLOSSARY OF HISTORIC MASONRY DEGRADATION PROBLEMS AND PRESERVATION TREATMENTS," WASHINGTON D.C. U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, 1984



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

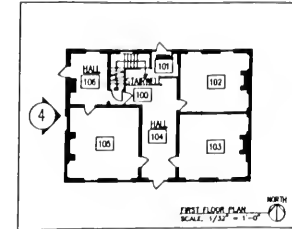
EXTERIOR CONDITIONS (MASONRY):

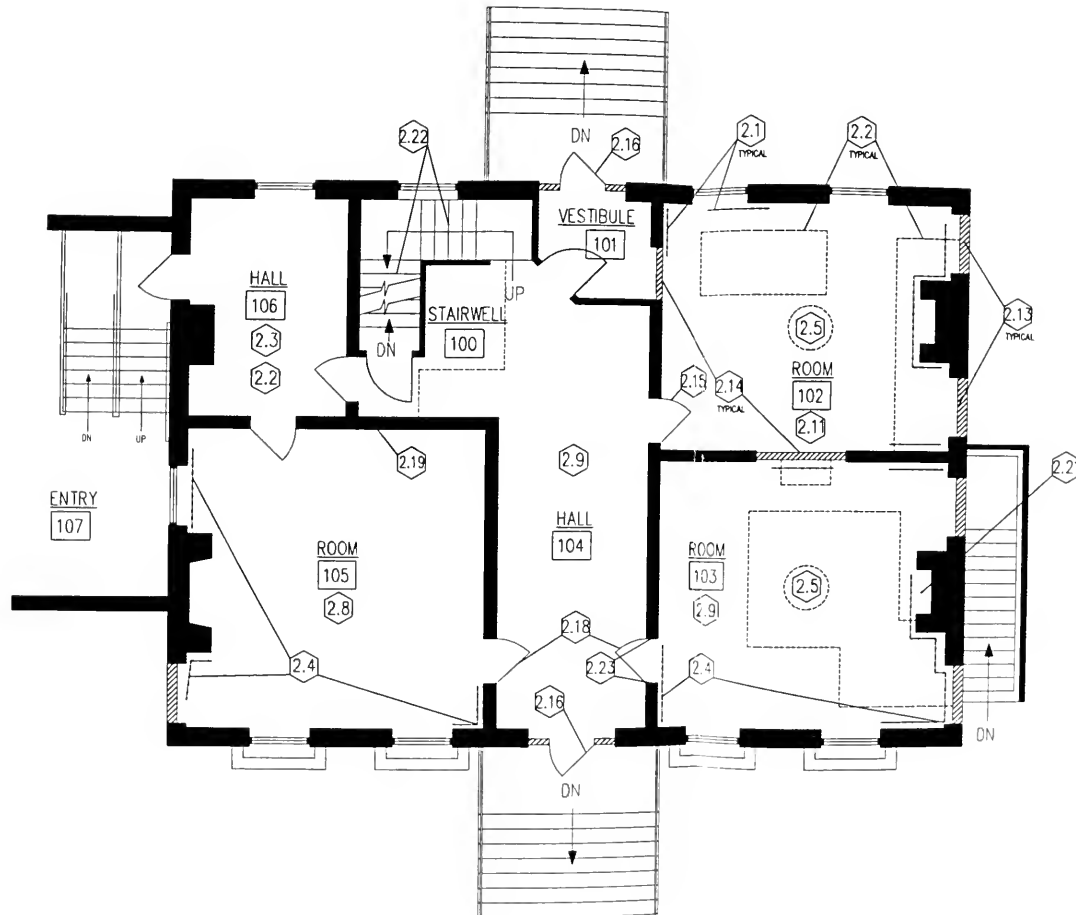
- 4.1 BRICK SATURATION THROUGH CAPILLARY ACTION:**
THE SOURCE OF WATER THAT CAUSES BRICK TO BECOME SATURATED IS DUE TO RISING DAMP. THIS IS THE SUCKING OF GROUNDWATER INTO THE BASE OF MASONRY WALLS THROUGH CAPILLARY ACTION. MISSING AND DEFECTIVE DOWNSPOUTS, DEFECTIVE GUTTERS AND DETERIORATED WOOD WINDOW SILLS, SUBTLE DISCOLORANCE AND EFFLORESCENCE, OR SOLUBLE SALTS, IS EVIDENT WITHIN THESE AREAS OF SATURATION. SUBTLE DISCOLORANCE OCCURS DEEP WITHIN THE MASONRY AND IS NOT VISIBLE. EFFLORESCENCE IS VISIBLE AS A WHITISH HAZE THAT OCCURS AROUND THE AREA OF SATURATION AFTER SOLUBLE SALTS HAVE BEEN PULLED OUT THROUGH THE MASONRY SURFACE. THE WHITISH HAZE COMES AND GOES WITH THE CYCLE OF RAINY AND DRY PERIODS OF WEATHER.
- 4.2 SPALLING:**
A CONDITION OF MASONRY IN WHICH THE OUTER LAYER OR LAYERS BEGIN TO BREAK OFF (UNEVENLY), OR PEEL AWAY IN PARALLEL LAYERS FROM THE LARGER BLOCK OF MASONRY. *
- 4.3 EXFOLIATION:**
EXFOLIATION MOST OFTEN OCCURS ALONG THE NATURAL BEDDING PLANES OF NATURAL STONES, RESULTING IN AN UNEVENLY LAYERED SURFACE. PEELING, SCALING OR FLAKING OFF OF THE SURFACE OF STONE IN THIN LAYERS IS CAUSED BY THE EXPANSION AND CONTRACTION OF TRAPPED MOISTURE. *
- 4.4 BIOLOGICAL GROWTH:**
ALGAE GROWTH ON MASONRY SURFACE (GENERALLY LOCATED AT THE BASE OF THE BUILDING) DUE TO THE PRESENCE OF WATER.
- 4.5 PITTING:**
THE DEVELOPMENT OR EXISTENCE OF SMALL CAVITIES IN A MASONRY SURFACE WHICH MAY BE CAUSED BY THE DIFFERENTIAL REMOVAL OF INDIVIDUAL COMPONENTS OF THE MASONRY AND MAY BE THE RESULT OF NATURAL WEATHERING OR EROSION OF AN INHERENTLY POROUS TYPE MASONRY. *
- 4.6 CRACKING:**
A TERM DESCRIBING NARROW FISSURES FROM 1/16 TO 1/2 INCH WIDE IN A BLOCK OF MASONRY. *
- 4.7 SEVERE MORTAR EROSION**

EXTERIOR CONDITIONS (GENERAL):

- 4.8 DEFECTIVE DOWNSPOUT
4.9 MISSING DOWNSPOUT/RESIDUE
4.10 MISSING WOOD TRIM
4.11 MISSING SHUTTER
4.12 MISSING BRICK COURSE
4.13 GRAFFITI/PAINT RESIDUE
4.14 TAR RESIDUE
4.15 RUST STAINING
4.16 STRUCTURAL SETTLEMENT
4.17 DETERIORATED WOOD CORNICE:
AREAS OF THE CORNICE THAT HAVE BECOME DETACHED OR HAVE VISIBLE SIGNS OF WOOD ROT.
4.18 INAPPROPRIATE MASONRY PATCH:
INCLUDES INAPPROPRIATE PATCHING OF WINDOW AND WALL OPENINGS WITH BRICK DISSIMILAR TO THAT OF THE ORIGINAL, AND WINDOW SASHES AT THE BASEMENT LEVEL THAT HAVE BEEN REMOVED AND REPLACED WITH GRATES OR PATCHED WITH STUCCO.

* INDICATES DEFINITIONS BY ANNE CONNOR, "A GLOSSARY OF HISTORIC MASONRY DEGRADATION PROBLEMS AND PRESERVATION TREATMENTS," WASHINGTON D.C., U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, 1984



**INTERIOR CONDITIONS:**

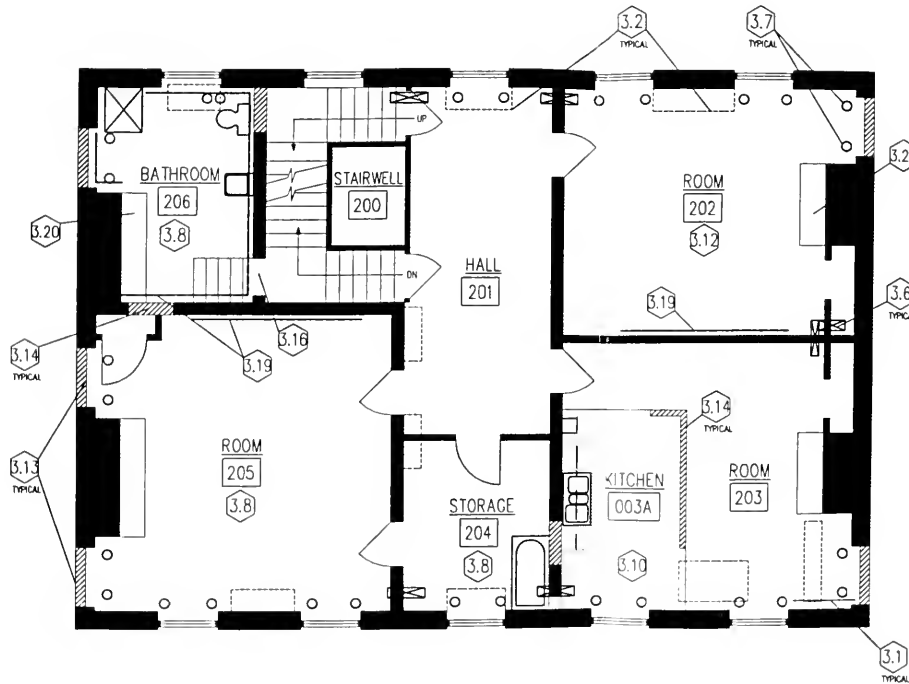
- 2.1 WATER DAMAGE TO PLASTER/LATH WALL CONSTRUCTION
- 2.2 WATER DAMAGE TO PLASTER/LATH CEILING CONSTRUCTION
- 2.3 WATER DAMAGE TO 12 X 12 VINYL TILE & SUB-FLOOR
- 2.4 WATER DAMAGE TO WOOD CORNICE
- 2.5 WATER DAMAGE TO PLASTER CEILING MODALLION
- 2.6 HOLE IN ORIGINAL WALL CONSTRUCTION FOR HW PIPING
- 2.7 HOLE IN ORIGINAL CEILING CONSTRUCTION FOR HW PIPING
- 2.8 12 X 12 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 2.9 9 X 9 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 2.10 VINYL SHEET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 2.11 CARPET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 2.12 SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 2.13 MASONRY WALL INFILL
- 2.14 PLASTER/LATH WALL INFILL
- 2.15 NEW DOOR
- 2.16 NEW DOOR & FRAME
- 2.17 NEW WALL CONSTRUCTION
- 2.18 RAISED PANELS ALTERED FOR FIRE PROTECTION
- 2.19 MISSING WOOD SURBASE
- 2.20 MISSING MARBLE HEARTH AND EXPOSED BRICK
- 2.21 MISSING DECORATIVE WOOD MANTLE
- 2.22 WORN WOOD STAIR NOSINGS
- 2.23 VANDALISM AND WATER DAMAGE TO DOOR MOLDING TRIM

5 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



INTERIOR CONDITIONS:

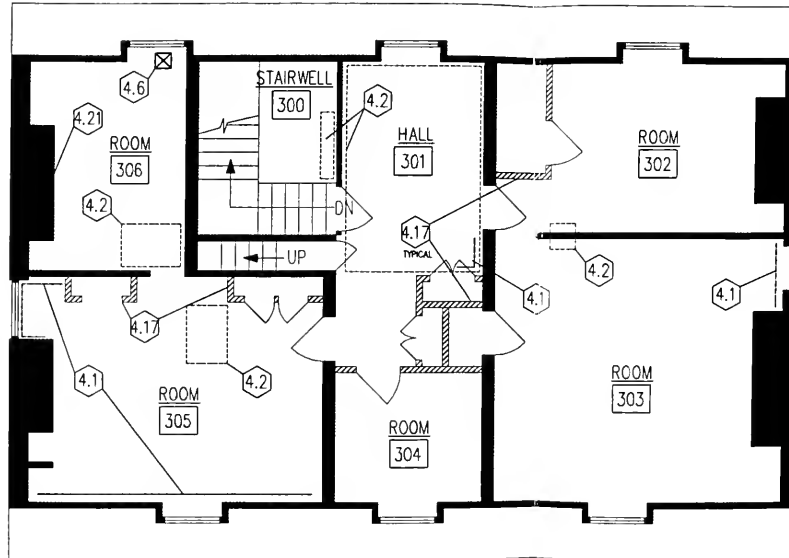
- 3.1 WATER DAMAGE TO PLASTER/LATH WALL CONSTRUCTION
- 3.2 WATER DAMAGE TO PLASTER/LATH CEILING CONSTRUCTION
- 3.3 WATER DAMAGE TO 12 X 12 VINYL TILE & SUB-FLOOR
- 3.4 WATER DAMAGE TO WOOD CORNICE
- 3.5 WATER DAMAGE TO PLASTER CEILING MODALLION
- 3.6 HOLE IN ORIGINAL WALL CONSTRUCTION FOR HW PIPING
- 3.7 HOLE IN ORIGINAL CEILING CONSTRUCTION FOR HW PIPING
- 3.8 12 X 12 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 3.9 9 X 9 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 3.10 VINYL SHEET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 3.11 CARPET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 3.12 SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 3.13 MASONRY WALL INFILL
- 3.14 PLASTER/LATH WALL INFILL
- 3.15 NEW DOOR
- 3.16 NEW DOOR & FRAME
- 3.17 NEW WALL CONSTRUCTION
- 3.18 RAISED PANELS ALTERED FOR FIRE PROTECTION
- 3.19 MISSING WOOD SURBASE
- 3.20 MISSING MARBLE HEARTH AND EXPOSED BRICK
- 3.21 MISSING DECORATIVE WOOD MANTLE
- 3.22 WORN WOOD STAIR NOSINGS
- 3.23 VANDALISM AND WATER DAMAGE TO DOOR MOLDING TRIM



6 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

INTERIOR CONDITIONS:

- 4.1 WATER DAMAGE TO PLASTER/LATH WALL CONSTRUCTION
- 4.2 WATER DAMAGE TO PLASTER/LATH CEILING CONSTRUCTION
- 4.3 WATER DAMAGE TO 12 X 12 VINYL TILE & SUB-FLOOR
- 4.4 WATER DAMAGE TO WOOD CORNICE
- 4.5 WATER DAMAGE TO PLASTER CEILING MODALLION
- 4.6 HOLE IN ORIGINAL WALL CONSTRUCTION FOR HW PIPING
- 4.7 HOLE IN ORIGINAL CEILING CONSTRUCTION FOR HW PIPING
- 4.8 12 X 12 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 4.9 9 X 9 VINYL TILE & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 4.10 VINYL SHEET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 4.11 CARPET & SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 4.12 SUB-FLOOR OVER ORIGINAL PINE FLOOR
- 4.13 MASONRY WALL INFILL
- 4.14 PLASTER/LATH WALL INFILL
- 4.15 NEW DOOR
- 4.16 NEW DOOR & FRAME
- 4.17 NEW WALL CONSTRUCTION
- 4.18 RAISED PANELS ALTERED FOR FIRE PROTECTION
- 4.19 MISSING WOOD SURBASE
- 4.20 MISSING MARBLE HEARTH AND EXPOSED BRICK
- 4.21 MISSING DECORATIVE WOOD MANTLE
- 4.22 WORN WOOD STAIR NOSINGS
- 4.23 VANDALISM AND WATER DAMAGE TO DOOR MOLDING TRIM



7 ATTIC PLAN

SCALE: 1/8" = 1'-0"

NORTH



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